

Council Chamber  
City Hall, Saskatoon, Sask.  
Monday, February 27, 1995,  
at 7:00 p.m.

## **MINUTES OF REGULAR MEETING OF CITY COUNCIL**

**PRESENT:** His Worship Mayor Dayday in the Chair;  
Councillors Atchison, Birkmaier, Heidt, Langford,  
Langlois, McCann, Roe, Postlethwaite and Waygood;  
City Commissioner Irwin;  
Director of Planning and Development Pontikes;  
Director of Works and Utilities Gustafson;  
Director of Finance Richards;  
City Solicitor Dust;  
City Clerk Mann;  
City Councillors' Assistant Kanak

*His Worship the Mayor and Lois Lamon, Vice President, CUPE Local 59, presented the joint City of Saskatoon/CUPE Local 59 Scholarships to Alexis Macpherson, who is enrolled in the College of Commerce at the University of Saskatchewan, and to Chantelle Cairns, who is enrolled at the University of Saskatchewan in the College of Arts and Sciences.*

*Moved by Councillor Langlois, Seconded by Councillor Heidt,*

*THAT the minutes of the regular meeting of City Council held on February 13, 1995, be approved.*

*CARRIED.*

### **HEARINGS**

*City Planner Coveyduck and Planner McLeod, Planning and Construction Standards Department, gave an overview of the proposed Development Plan amendments to be considered.*

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- 2a) Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7447  
(File No. CK. 4353-1)**

**REPORT OF CITY CLERK:**

"Attached is a copy of Clause 1, Report No. 11-1994 of the Municipal Planning Commission which was adopted by City Council at its meeting held on August 29, 1994.

A copy of Notice which appeared in the local press under dates of February 4 and 11, 1995, is attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7447, copy attached.

Report of the City Planner, February 23, 1995:

Background

During its August 29, 1994, meeting, City Council adopted the following recommendations of the Municipal Planning Commission:

- "1) that City Council be asked to approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include amended Land Use Policy Districts for the Riversdale Neighbourhood;**
- 2) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include a designation of the property formerly known as the CPR Station and Grounds as 'Commercial';**
- 3) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;**
- 4) that the City Solicitor be requested to prepare the required Bylaw; and**
- 5) that the Municipal Planning Commission's report**

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**be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment to the Development Plan, as outlined in Recommendations 1) and 2) above, be approved."**

In addition to placing the required notice in the local newspaper, the Planning and Construction Standards Department advised each affected landowner, individually by mail, of the specific change that is being proposed for his/her property. As a result of this notification, the Department was invited to a meeting with approximately 75 to 100 landowners to provide information and clarification with respect to the proposed changes. The majority of the landowners at the meeting had serious concerns with respect to some of the proposed changes.

Issues/Options

One of the most serious concerns which was expressed by the landowners involved the proposed wholesale change from one land-use district to another (e.g. Industrial to Residential). The proposed change would render many existing uses as legal, non-conforming uses (rather than as permitted uses), thereby limiting future development opportunities.

In light of these concerns, the Planning and Construction Standards Department has considered ways of addressing the landowners' concerns, while still responding to the issues which have been raised through the community association. For example, when a parcel of land is being changed from an Industrial to a Residential District, consideration could be given to accomplishing this change through a Residential Transitional District. In this approach, the intended long-term use would still be residential, but some recognition would be given to the industrial use that currently exists on the parcel. The existing industrial use could be made a permitted, rather than a non-conforming, use in the bylaw. Because it is still permitted, the industrial use would be allowed, for example, to expand, to rebuild if a fire occurs, or to re-open if it ceased its operations. The parcel, however, would become a residential use, as part of the Municipal Development Plan's long-term policy-objectives, if the landowner decided not to continue with the industrial use and not to sell that use to another company or person.

Proposed Bylaws

For the most part, your staff and the public feel that the proposed changes in the

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bylaws which are before City Council are generally appropriate. However, within these bylaws, there may be situations where a transitional designation could alleviate some of the landowners' specific concerns. This appears to be the situation with proposed **Bylaw Nos. 7457 and 7463**. In order to deal with these specific properties and to examine the feasibility of a transitional designation, City Council will have to defeat these bylaws in their entirety because it is not possible to pass only parts of the bylaws without a further public hearing. Upon defeating these bylaws, the proposals which have been outlined in the Municipal Planning Commission's report should be referred back to the Planning and Construction Standards Department's staff, with the intent of giving consideration to introducing a transitional type of designation. With this direction, your staff will develop options for review, will take these options to the community for their input, and then will bring new recommendations forward to City Council for consideration.

Your staff are not aware of any similar concerns from specific landowners with respect to proposed **Bylaw Nos. 7447, 7458, 7461, and 7462**. Therefore, unless objections are expressed during the public hearing, your staff recommends that City Council can proceed to pass these bylaws.

Proposed **Bylaw No. 7459** recommends changing the land-use policy to "Residential Low - Medium Density" for the properties on the 500 block of Avenue K South (south of Optimist Park); these properties are currently zoned as I.D.1 District. We understand that the property which was formerly occupied by Jay's Trucking is presently vacant. This provides a good opportunity to change the land-use policy on that block and to keep non-conforming situations to a minimum. Given the support that the area's residents have previously expressed for this change and assuming that there will be no major objections expressed during the public hearing, City Council may also wish to proceed with passing this proposed bylaw.

Proposed **Bylaw No. 7460** recommends changing the land-use policy to "Residential Medium Density" for the properties at 820, 902, and 920 - 17th Street West; these properties are currently zoned as I.D.1 District. The property at 820 - 17th Street West is currently occupied; the properties at 902 and 920 - 17th Street West are vacant industrial land. A delay in changing the designation of these properties for future residential use may provide an opportunity for new industrial uses to establish on them. Again, if no major objections are expressed during the public hearing, City Council may wish to proceed with passing this proposed bylaw.

Attachment A identifies the addresses of all properties that are covered by proposed Bylaw Nos. 7458, 7459, 7460, 7461, and 7462. Your staff are recommending that City Council should pass these bylaws, along with the general policies in Bylaw No. 7447, during its February 27, 1995, meeting.'

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- RECOMMENDATION:**
- 1) that Bylaw Nos. 7457 and 7463 be defeated;
  - 2) that the report of the Municipal Planning Commission be referred back to the Planning and Construction Standards Department for further consideration with respect to providing City Council with recommendations to address certain landowners' concerns through a "residential transitional designation"; and,
  - 3) that City Council proceed to consider proposed Bylaw Nos. 7447, 7458, 7459, 7460, 7461, and 7462.'

Also attached are copies of the following documents:

- 1) Clause 5, Report No. 2-1995 of the Planning and Development Committee and Clause 2, Report No. 3-1995 of the Works and Utilities Committee which were considered by City Council at its meeting held on February 13, 1995 (See Attachment #1);
- 2) Letter dated November 6, 1994 from Bob Fink, Optimist Neighbourhood Council (See Attachment #2);
- 3) Letter dated February 22, 1995 from the Planning and Development Committee to Mr. Bob Fink in response to concerns regarding noise in the Optimist Park area (See Attachment #3);
- 4) Letter dated February 21, 1995 from Don Ratcliffe Smith, A/Chair, Community Coordination Committee (See Attachment # 4);
- 5) Letter dated February 21, 1995 from J. Wasilenko, Chair, Social Housing Advisory Committee (See Attachment #5);
- 6) Letter dated February 7, 1995 from E.M.K. MacGregor, 126 Avenue J South (See Attachment #6);
- 7) Letter dated February 11, 1995 from Diane Waterer and Denis Shirley, 306 Spadina Crescent West (See Attachment #7);

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- 8) Letter dated February 13, 1995 from Raymond, Donna, Albert, Marilyn, Carole and Thomas Shirley, 306 Spadina Crescent West and 439 Avenue S South (See Attachment #8);
- 9) Letter dated February 13, 1995 from Natalie and Stanley Emery, 208 Avenue K South (See Attachment #9);
- 10) Letter dated February 21, 1995 from Bob Bohdan Baran, President, St. George's Ukrainian Catholic Cathedral Parish Council (See Attachment #10);
- 11) Letter dated February 22, 1995 from Colleen and Daryl Brown, 1002 - 20th Street West (See Attachment #11);
- 12) Letter dated February 22, 1995 from Glen Grismer on behalf of the owner at 22nd Street and Avenue G (See Attachment #12);
- 13) Letter from Shirley Lambert, 320 Avenue D South (See Attachment #13);
- 14) Letter dated February 10, 1995 from James McNinch, 438 Avenue D South (See Attachment #14);
- 15) Form letter from the following residents, (See Attachment #15):
  - J. Perret, 126 Nesbitt Crescent
  - Jim Bazin, 535 20th Street West
  - Ron Perret, 412 Avenue G South
  - George Dlugos, 320 Avenue K South
  - Stuart Copeland, 215 22nd Street West
  - Kent Mark, 221 Avenue D South
  - Paul Semko, 901 Avenue O South
  - Rob Lidgett, 415 Neusch Crescent
  - Catherine Ewert, 336 Avenue K South
  - J. Petersen, 401 Avenue M South
  - Margaret Phillipow, 623 Avenue G South
  - Kent Ewart, 1102 19th Street West
  - C. Gilbertson, 506 Avenue L South
- 16) Letter dated February 8, 1995 from Joe Backer, 1104 19th Street West (See Attachment #16);
- 17) Letter dated February 14, 1995 from J. L. Grover, 326 Avenue E South (See

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Attachment #17);

- 18) Letter dated February 3, 1995 from Jim Bazin, 312 and 318 Avenue K South and 102, 104 and 106 Avenue M South (See Attachment #18);
- 19) Letter dated February 16, 1995 from Walter Walko, 206, 208 and 211 Avenue K South (See Attachment #19);
- 20) Letter from the Riversdale Owners Coalition submitting a petition with approximately 12 signatures (See Attachment #20);
- 21) Letter from Don Scott, Managing Director, Western Academy Broadcasting College, 321 Avenue F South (See Attachment #21);
- 22) Letter dated February 22, 1995 from Wm. J. Mellof, 430 and 432 Spadina Crescent West and 518 Avenue E South (See Attachment #22);
- 23) Letter dated February 23, 1995 from El Hrytsak (See Attachment #23);
- 24) Letter dated February 23, 1995 from Elmer Scheltgen, 511 Avenue D South (See Attachment #24);
- 25) Letter dated February 23, 1995 from Terry Simonson, Manager, Jay's Transport, 503 and 507 Avenue K South (See Attachment #25);
- 26) Letter dated February 23, 1995 from Michael G. Mudrey, 517 Avenue K South (See Attachment #26);
- 27) Letter dated February 22, 1995 from George Dlugos, 320 Avenue K South (See Attachment #27);
- 28) Letter dated February 23, 1995 from Margaret Pillipow, 623 Avenue G South (See Attachment #28);
- 29) Letter from Rick Ferguson, 336 Avenue K South (See Attachment #29);
- 30) Letter dated February 8, 1995 from L.O. Perret, 332 Avenue K South (See Attachment #30);
- 31) Letter dated February 23, 1995 from Ron Perret, 412 Avenue G South (See Attachment #31);

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- 32) Petition signed by approximately residents and landowners in the 300 Block of Avenue K and the 1100 Block of 19th Street West (See Attachment #32);
- 33) Petition signed by approximately 12 concerned citizens and customers of the businesses in Riversdale (See Attachment #33);
- 34) Petition signed by approximately 98 concerned citizens, namely, property owners, business owners, tenants and customers of the businesses (See Attachment #34);
- 35) Letter and brief dated February 23, 1995 from Jim Perret, 332 Avenue K South (Attachment #35);
- 36) Letter dated February 23, 1995 from Dale G. Linn, MacDermid Lamarsh, on behalf of Conveyor & Machine Service Ltd. (See Attachment #36);
- 37) Letter from Ron Listwin, Vice President, Connoisseur Beverage Canada Inc., 229 and 204 Avenue I South (See Attachment #37);
- 38) Letter dated February 23, 1995 from Tom Morgan, President, Riversdale Community and School Association (Attachment #38); and
- 39) Letter dated February 23, 1995 from Ken Redekopp, Vice-President, Riversdale Community and School Association (See Attachment #39)."

*His Worship the Mayor opened the hearing.*

*Councillor Langlois proposed that the hearing be adjourned to April 10, 1995 in order to give the community an opportunity to further consider the proposals and to hold discussions with the Planning and Construction Standards Department.*

*His Worship the Mayor asked whether there was anyone in the gallery who wished to address Council on either the proposed Development Plan amendments or the proposed adjournment.*

*Mr. Bob Fink, representing the Optimistic Neighbourhood Council, expressed the opinion that consideration of the proposed amendments should proceed at this meeting.*

*Mr. Jim Perret, Conveyor and Machine Service Ltd., reviewed his submitted brief. He indicated that the proposed amendments would adversely affect his business, limiting the prospects of expansion in the future. He asked Council to adjourn the hearing for Bylaws 7457 and 7463 and noted that the existing boundary of ID2 zoning should not be moved.*

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*Mr. Elmer Scheltgen presented a petition signed by the Riversdale Owners Coalition and spoke in support of adjournment of the hearing.*

*Mr. Daryl Brown, 1002 - 20th Street West, expressed opposition to proposed Bylaw No. 7463, noting that it would adversely affect his business. He asked Council to adjourn the hearing.*

*Mr. Norman Rieben, resident of Riversdale, expressed the opinion that it is necessary to defer consideration of the proposed amendments to provide time for residents and property owners to become informed about the changes and involved in the process.*

*Mr. Ken Redekopp, Vice-President, Riversdale Community and School Association, indicated that he has no objection to adjourning the hearings for proposed Bylaws 7457, 7460 and 7463.*

*Mr. Terry Boucher, resident, recommended adjournment of the hearing.*

*Mr. Jack Grover, owner, 326 Avenue E South, expressed the opinion that the hearing should be adjourned for 90 days.*

*Mr. El Hrytsak provided Council with a petition signed by approximately 22 concerned citizens. He spoke against the proposed amendments and recommended adjournment of the hearing.*

*Ms. Angela Varaschin, resident, noted that she would like to see the zoning remain the same and would like the neighbourhood to remain a quiet neighbourhood.*

*Mr. Al Martineau, resident, indicated that he would like to see the R.4 zoning in his area remain the same.*

*Mr. Michael Mudrey expressed concern regarding proposed Bylaw No. 7459 and questioned why the 500 block of Avenue K South was singled out and not Avenues L and M.*

*Mr. Terry Simonson, Manager, Jay's Transport, 503 and 507 Avenue K South, expressed opposition to proposed Bylaw No. 7459 and recommended adjournment of the hearing.*

*Moved by Councillor Langlois, Seconded by Councillor Heidt,*

*THAT the hearing be adjourned until April 10, 1995.*

**CARRIED.**

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**2b) Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7457  
(File No. CK. 4353-1)**

REPORT OF CITY CLERK:

"City Council, at its meeting held on August 29, 1994, considered Clause 1, Report No. 11-1994 of the Municipal Planning Commission and adopted the following recommendations:

- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include amended Land Use Policy Districts for the Riversdale Neighbourhood;
- 2) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include a designation of the property formerly known as the CPR Station and Grounds as 'Commercial';
- 3) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;
- 4) that the City Solicitor be requested to prepare the required Bylaw; and
- 5) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment to the Development Plan, as outlined in Recommendations 1) and 2) above, be approved.

This matter was advertised in the local press under dates of February 4 and 11, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7457, copy attached.

PLEASE NOTE THAT IN THE CITY PLANNER'S REPORT DATED FEBRUARY 23, 1995, QUOTED IN SECTION 2A) OF 'HEARINGS', THE CITY PLANNER IS RECOMMENDING THAT BYLAW NO. 7457 BE DEFEATED.

The following correspondence was received regarding the above matter:

- 1) Letter dated February 7, 1995 from E.M.K. MacGregor, 126 Avenue J South [See

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- Attachment #6 in Section 2a)];
- 2) Letter dated February 11, 1995 from Diane Waterer and Denis Shirley, 306 Spadina Crescent West [See Attachment #7 in Section 2a)];
  - 3) Letter dated February 13, 1995 from Raymond, Donna, Albert, Marilyn, Carole and Thomas Shirley, 306 Spadina Crescent West and 439 Avenue S South [See Attachment #8 in Section 2a)];
  - 4) Letter dated February 13, 1995 from Natalie and Stanley Emery, 208 Avenue K South [See Attachment #9 in Section 2a)];
  - 5) Letter dated February 21, 1995 from Bob Bohdan Baran, President, St. George's Ukrainian Catholic Cathedral Parish Council [See Attachment #10 in Section 2a)];
  - 6) Letter from Shirley Lambert, 320 Avenue D South [See Attachment #13 in Section 2a)];
  - 7) Letter dated February 10, 1995 from James McNinch, 438 Avenue D South [See Attachment #14 in Section 2a)];
  - 8) Form letter from the following residents [See Attachment #15 in Section 2a)]:
    - J. Perret, 126 Nesbitt Crescent
    - Jim Bazin, 535 20th Street West
    - Ron Perret, 412 Avenue G South
    - George Dlugos, 320 Avenue K South
    - Stuart Copeland, 215 22nd Street West
    - Kent Mark, 221 Avenue D South
    - Paul Semko, 901 Avenue O South
    - Rob Lidgett, 415 Neusch Crescent
    - Catherine Ewert, 336 Avenue K South
    - J. Petersen, 401 Avenue M South
    - Margaret Pillipow, 623 Avenue G South
    - Kent Ewart, 1102 19th Street West
    - C. Gilbertson, 506 Avenue L South
  - 9) Letter dated February 8, 1995 from Joe Backer, 1104 19th Street West [See Attachment #16 in Section 2a)];
  - 10) Letter dated February 14, 1995 from J. L. Grover, 326 Avenue E South [See Attachment #17 in Section 2a)];

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- 11) Letter dated February 3, 1995 from Jim Bazin, 312 and 318 Avenue K South and 102, 104 and 106 Avenue M South [See Attachment #18 in Section 2a)];
- 12) Letter dated February 16, 1995 from Walter Walko, 206, 208 and 211 Avenue K South [See Attachment #19 in Section 2a)];
- 13) Letter from the Riversdale Owners Coalition submitting a petition with approximately 12 signatures [See Attachment #20 in Section 2a)];
- 14) Letter dated February 22, 1995 from Wm. J. Mellof, 430 and 432 Spadina Crescent West and 518 Avenue E South [See Attachment #22 in Section 2a)];
- 15) Letter dated February 23, 1995 from El Hrytsak [See Attachment #23 in Section 2a)];
- 16) Letter dated February 22, 1995 from George Dlugos, 320 Avenue K South [See Attachment #27 in Section 2a)];
- 17) Letter dated February 23, 1995 from Margaret Pillipow, 623 Avenue G South [See Attachment #28 in Section 2a)];
- 18) Letter from Rick Ferguson, 336 Avenue K South [See Attachment #29 in Section 2a)];
- 19) Letter dated February 8, 1995 from L.O. Perret, 332 Avenue K South [See Attachment #30 in Section 2a)];
- 20) Letter dated February 23, 1995 from Ron Perret, 412 Avenue G South [See Attachment #31 in Section 2a)];
- 21) Petition signed by approximately residents and landowners in the 300 Block of Avenue K and the 1100 Block of 19th Street West [See Attachment #32 in Section 2a)];
- 22) Petition signed by approximately 12 concerned citizens and customers of the businesses in Riversdale [See Attachment #33 in Section 2a)];
- 23) Petition signed by approximately 98 concerned citizens, namely, property owners, business owners, tenants and customers of the businesses [See Attachment #34 in Section 2a)];

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- 24) Letter and brief dated February 23, 1995 from Jim Perret, 332 Avenue K South [See Attachment #35 in Section 2a)]; and
- 25) Letter dated February 23, 1995 from Dale G. Linn, MacDermid Lamarsh, on behalf of Conveyor & Machine Service Ltd. [See Attachment #36 in Section 2a)]."

*His Worship Mayor Dayday opened the hearing and asked whether there was anyone present in the gallery who wished to address Council with respect to the matter.*

*Mr. Gary Wong addressed Council regarding the proposed rezoning of the properties surrounding the A.L. Cole site.*

*Moved by Councillor Langlois, Seconded by Councillor McCann,*

*THAT the hearing be adjourned until April 10, 1995.*

*CARRIED.*

**2c) Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7458  
(File No. CK. 4353-1)**

**REPORT OF CITY CLERK:**

"City Council, at its meeting held on August 29, 1994, considered Clause 1, Report No. 11-1994 of the Municipal Planning Commission and adopted the following recommendations:

- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include amended Land Use Policy Districts for the Riversdale Neighbourhood;
- 2) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include a designation of the property formerly known as the CPR Station and Grounds as 'Commercial';
- 3) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;

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- 4) that the City Solicitor be requested to prepare the required Bylaw; and
- 5) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment to the Development Plan, as outlined in Recommendations 1) and 2) above, be approved.

This matter was advertised in the local press under dates of February 4 and 11, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7458, copy attached.

PLEASE NOTE COMMENTS IN THE CITY PLANNER'S REPORT DATED FEBRUARY 23, 1995, QUOTED IN SECTION 2A) OF 'HEARINGS', REGARDING BYLAW NO. 7458.

The following correspondence was received regarding the above matter:

- Letter dated February 23, 1995 from Elmer Scheltgen, 511 Avenue D South [See Attachment #24 in Section 2a)]."

*His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,*

*THAT the hearing be adjourned until April 10, 1995.*

*CARRIED.*

- 2d) Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7459  
(File No. CK. 4353-1)**

REPORT OF CITY CLERK:

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"City Council, at its meeting held on August 29, 1994, considered Clause 1, Report No. 11-1994 of the Municipal Planning Commission and adopted the following recommendations:

- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include amended Land Use Policy Districts for the Riversdale Neighbourhood;
- 2) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include a designation of the property formerly known as the CPR Station and Grounds as 'Commercial';
- 3) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;
- 4) that the City Solicitor be requested to prepare the required Bylaw; and
- 5) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment to the Development Plan, as outlined in Recommendations 1) and 2) above, be approved.

This matter was advertised in the local press under dates of February 4 and 11, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7459, copy attached.

PLEASE NOTE COMMENTS IN THE CITY PLANNER'S REPORT DATED FEBRUARY 23, 1995, QUOTED IN SECTION 2A) OF 'HEARINGS', REGARDING BYLAW NO. 7459.

The following documentation was received regarding the above matter:

- 1) Clause 5, Report No. 2-1995 of the Planning and Development Committee and Clause 2, Report No. 3-1995 of the Works and Utilities Committee which were considered by City Council at its meeting held on February 13, 1995 [See Attachment #1 in Section 2a)];
- 2) Letter dated November 6, 1994 from Bob Fink, Optimist Neighbourhood Council [See Attachment #2 in Section 2a)];

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- 3) Letter dated February 22, 1995 from the Planning and Development Committee to Mr. Bob Fink in response to concerns regarding noise in the Optimist Park area [See Attachment #3 in Section 2a)];
- 4) Letter dated February 23, 1995 from Terry Simonson, Manager, Jay's Transport, 503 and 507 Avenue K South [See Attachment #25 in Section 2a)]; and
- 5) Letter dated February 23, 1995 from Michael G. Mudrey, 517 Avenue K South [See Attachment #26 in Section 2a)]."

*His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor Langlois, Seconded by Councillor Roe,*

*THAT the hearing be adjourned until April 10, 1995.*

*CARRIED.*

**2e) Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7460  
(File No. CK. 4353-1)**

**REPORT OF CITY CLERK:**

"City Council, at its meeting held on August 29, 1994, considered Clause 1, Report No. 11-1994 of the Municipal Planning Commission and adopted the following recommendations:

- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include amended Land Use Policy Districts for the Riversdale Neighbourhood;
- 2) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include a designation of the property formerly known as the CPR Station and Grounds as 'Commercial';
- 3) that the City Planner be requested to prepare the required notice for

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advertising the proposed amendments;

- 4) that the City Solicitor be requested to prepare the required Bylaw; and
- 5) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment to the Development Plan, as outlined in Recommendations 1) and 2) above, be approved.

This matter was advertised in the local press under dates of February 4 and 11, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7460, copy attached.

PLEASE NOTE COMMENTS IN THE CITY PLANNER'S REPORT DATED FEBRUARY 23, 1995, QUOTED IN SECTION 2A) OF 'HEARINGS', REGARDING BYLAW NO. 7460."

*His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor Langlois, Seconded by Councillor Roe,*

*THAT the hearing be adjourned until April 10, 1995.*

*CARRIED.*

- 2f) Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7461  
(File No. CK. 4353-1)**

REPORT OF CITY CLERK:

"City Council, at its meeting held on August 29, 1994, considered Clause 1, Report No. 11-

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1994 of the Municipal Planning Commission and adopted the following recommendations:

- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include amended Land Use Policy Districts for the Riversdale Neighbourhood;
- 2) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include a designation of the property formerly known as the CPR Station and Grounds as 'Commercial';
- 3) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;
- 4) that the City Solicitor be requested to prepare the required Bylaw; and
- 5) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment to the Development Plan, as outlined in Recommendations 1) and 2) above, be approved.

This matter was advertised in the local press under dates of February 4 and 11, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7461, copy attached.

PLEASE NOTE COMMENTS IN THE CITY PLANNER'S REPORT DATED FEBRUARY 23, 1995, QUOTED IN SECTION 2A) OF 'HEARINGS', REGARDING BYLAW NO. 7461."

*His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor Langlois, Seconded by Councillor Roe,*

*THAT the hearing be adjourned until April 10, 1995.*

*CARRIED.*

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**2g) Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7462  
(File No. CK. 4353-1)**

REPORT OF CITY CLERK:

"City Council, at its meeting held on August 29, 1994, considered Clause 1, Report No. 11-1994 of the Municipal Planning Commission and adopted the following recommendations:

- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include amended Land Use Policy Districts for the Riversdale Neighbourhood;
- 2) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include a designation of the property formerly known as the CPR Station and Grounds as 'Commercial';
- 3) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;
- 4) that the City Solicitor be requested to prepare the required Bylaw; and
- 5) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment to the Development Plan, as outlined in Recommendations 1) and 2) above, be approved.

This matter was advertised in the local press under dates of February 4 and 11, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7462, copy attached.

PLEASE NOTE COMMENTS IN THE CITY PLANNER'S REPORT DATED FEBRUARY 23, 1995, QUOTED IN SECTION 2A) OF 'HEARINGS', REGARDING BYLAW NO. 7462."

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*His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,*

*THAT the hearing be adjourned until April 10, 1995.*

*CARRIED.*

**2h) Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7463  
(File No. CK. 4353-1)**

**REPORT OF CITY CLERK:**

"City Council, at its meeting held on August 29, 1994, considered Clause 1, Report No. 11-1994 of the Municipal Planning Commission and adopted the following recommendations:

- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include amended Land Use Policy Districts for the Riversdale Neighbourhood;
- 2) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include a designation of the property formerly known as the CPR Station and Grounds as 'Commercial';
- 3) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;
- 4) that the City Solicitor be requested to prepare the required Bylaw; and
- 5) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment to the Development Plan, as outlined in Recommendations 1) and 2) above, be approved.

This matter was advertised in the local press under dates of February 4 and 11, 1995.

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Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7463, copy attached.

PLEASE NOTE THAT IN THE CITY PLANNER'S REPORT DATED FEBRUARY 23, 1995, QUOTED IN SECTION 2A) OF 'HEARINGS', THE CITY PLANNER IS RECOMMENDING THAT BYLAW NO. 7463 BE DEFEATED.

The following correspondence was received regarding the above matter:

- 1) Letter dated February 22, 1995 from Colleen and Daryl Brown, 1002 - 20th Street West [See Attachment #11 in Section 2a)];
- 2) Letter dated February 22, 1995 from Glen Grismer on behalf of the owner at 22nd Street and Avenue G [See Attachment #12 in Section 2a)]; and
- 3) Letter from Ron Listwin, Vice President, Connoisseur Beverage Canada Inc., 229 and 204 Avenue I South [See Attachment #37 in Section 2a)]."

*His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,*

*THAT the hearing be adjourned to April 10, 1995.*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Roe,*

*THAT an advertisement be placed in the local newspaper regarding the adjournment of the hearings until April 10, 1995.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

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**A. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL**

**1) Barbara Paradis and Mike Ward  
High Voltage Classic, dated February 10**

Submitting request for services for the 10th Annual High Voltage Classic Charity Road Hockey Tournament to be held on March 25 and 26, 1995. (File No. CK. 1871-9)

**RECOMMENDATION:** that the request be approved subject to Administrative conditions.

*Moved by Councillor McCann, Seconded by Councillor Atchison,*

*THAT the request be approved subject to Administrative conditions.*

*CARRIED.*

**2) Van Simonson, Representative, Saskatchewan Chapter  
Canadian Public Works Association, dated February 9**

Requesting Council to proclaim the week of May 21 to 27, 1995 as Public Works Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of May 21 to 27, 1995 as Public Works Week in Saskatoon.

*Moved by Councillor McCann, Seconded by Councillor Postlethwaite,*

*THAT His Worship the Mayor be authorized to proclaim the week of May 21 to 27, 1995 as Public Works Week in Saskatoon.*

*CARRIED.*

**3) R. Weinkauff, Principal  
St. John Elementary School, dated February 7**

Requesting permission for a fireworks display in the school yard in conjunction with celebrations for the 40th Anniversary to be held on September 8 and 9, 1995. (File No. 205-14)

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**RECOMMENDATION:** that the request be approved subject to Administrative conditions.

*Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,*

*THAT the request be approved subject to Administrative conditions.*

*CARRIED.*

**4) Don Cook and Judy Montgomery, Saskatoon Local Issues Group  
Saskatchewan Environmental Society, undated**

Requesting Council to proclaim the week of May 29 to June 4, 1995 as Hike, Bike and Bus Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of May 29 to June 4, 1995 as Hike, Bike and Bus Week in Saskatoon.

*Moved by Councillor Birkmaier, Seconded by Councillor Waygood,*

*THAT His Worship the Mayor be authorized to proclaim the week of May 29 to June 4, 1995 as Hike, Bike and Bus Week in Saskatoon.*

*CARRIED.*

**5) Rhonda M. Morgan, Founder and Chair  
Missing Children Society of Canada, dated February 2**

Requesting Council to proclaim the week of May 22 to 28, 1995 as Missing Children Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of May 22 to 28, 1995 as Missing Children Week in Saskatoon.

*Moved by Councillor Roe, Seconded by Councillor Waygood,*

*THAT His Worship the Mayor be authorized to proclaim the week of May 22 to 28, 1995*

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*as Missing Children Week in Saskatoon.*

*CARRIED.*

**6) Moira Birney, Executive Director  
The Saskatoon Foundation, dated February 10**

Requesting Council to proclaim the week of April 16, 1995 as Saskatoon Foundation Week. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of April 16, 1995 as Saskatoon Foundation Week.

*Moved by Councillor Waygood, Seconded by Councillor Langford,*

*THAT His Worship the Mayor be authorized to proclaim the week of April 16, 1995 as Saskatoon Foundation Week.*

*CARRIED.*

**7) Michael Zaplitny, General Manager  
65CKOM/C95, dated February 14**

Requesting Council to proclaim the week of March 27 to April 2, 1995 as Save Our Environment Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of March 27 to April 2, 1995 as Save Our Environment Week in Saskatoon.

*Moved by Councillor Roe, Seconded by Councillor Atchison,*

*THAT His Worship the Mayor be authorized to proclaim the week of March 27 to April 2, 1995 as Save Our Environment Week in Saskatoon.*

*CARRIED.*

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**8) Judy Whetham, Secretary  
Saskatchewan Place, dated February 13**

Submitting Notice of Annual Members' Meeting of the Saskatchewan Place Association Inc. to be held on Wednesday, March 8, 1995. (File No. CK. 175-31-2)

**RECOMMENDATION:** that the City of Saskatoon, being a member of the Saskatchewan Place Association Inc., appoint Henry Dayday, of The City of Saskatoon, in the Province of Saskatchewan, and in his absence, Donna L. Birkmaier or Myles Heidt, of The City of Saskatoon, in the Province of Saskatchewan, as its representatives to attend and vote for it on its behalf at the 1995 Annual Members' of the Association, to be held on the 8th day of March, 1995, or at any adjournment thereof.

*Moved by Councillor Heidt, Seconded by Councillor Langford,*

*THAT the City of Saskatoon, being a member of the Saskatchewan Place Association Inc., hereby appoints Henry Dayday, of The City of Saskatoon, in the Province of Saskatchewan, and in his absence, Donna L. Birkmaier or Myles Heidt, of The City of Saskatoon, in the Province of Saskatchewan, as its representatives to attend and vote for it on its behalf at the 1995 Annual Members' of the Association, to be held on the 8th day of March, 1995, or at any adjournment thereof.*

*CARRIED.*

**9) Carol Purich, Secretary  
The Board of Police Commissioners, dated February 23**

Submitting report in response to enquiry regarding the enforcement of vehicles parked longer than 48 hours. (File No. CK. 6120-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Langford, Seconded by Councillor Postlethwaite,*

*THAT the information be received.*

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*CARRIED.*

**10) Donna Greschner, Chief Commissioner  
Saskatchewan Human Rights Commission, dated February 16**

Requesting Council to proclaim March 8, 1995 as International Women's Day in Saskatoon and March 21, 1995 as Elimination of Racial Discrimination Day in Saskatoon. (File No. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim March 8, 1995 as International Women's Day in Saskatoon and March 21, 1995 as Elimination of Racial Discrimination Day in Saskatoon.

*Moved by Councillor Waygood, Seconded by Councillor Langford,*

*THAT His Worship the Mayor be authorized to proclaim March 8, 1995 as International Women's Day in Saskatoon and March 21, 1995 as Elimination of Racial Discrimination Day in Saskatoon.*

*CARRIED.*

**11) Mary Scheidl  
330 Haslam Crescent, dated February 15**

Expressing concerns regarding beggars in downtown Saskatoon. (File No. CK. 150-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Atchison, Seconded by Councillor Heidt,*

*THAT the information be received.*

*CARRIED.*

**12) James J. Polley  
R.R.4, dated February 16**

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Requesting permission to address Council regarding the property at 228 Avenue I South. (File No. CK. 630-2)

**13) J.L. Grover  
203 Avenue E North, dated February 21**

Requesting permission to address Council regarding the property at 228 Avenue I South. (File No. CK. 630-2)

**RECOMMENDATION:** that the direction of Council issue.

*His Worship the Mayor noted that Messrs. Polley and Grover were not in the Council Chamber at the present time.*

*Moved by Councillor Langlois, Seconded by Councillor Atchison,*

*THAT the information be received.*

*CARRIED.*

**14) Daryl P. Kraus  
Robertson Stromberg, dated February 15**

Submitting nomination of Kenneth Barteski as the City's representative on the Board of the Directors of the Q.C.C. Community Bond Corporation to replace Mr. Gerard Gardiner. (File No. CK. 3500-12)

**RECOMMENDATION:** that Mr. Kenneth Barteski be appointed as the City's representative on the Board of Directors of the Q.C.C. Community Bond Corporation to replace Mr. Gerard Gardiner.

*Moved by Councillor Birkmaier, Seconded by Councillor Langford,*

*THAT Mr. Kenneth Barteski be appointed as the City's representative on the Board of*

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*Directors of the O.C.C. Community Bond Corporation to replace Mr. Gerard Gardiner.*

*CARRIED.*

**15) Beverly A. Hodgson Schuller  
Saskatchewan Coalition for Organ Donor Awareness Committee, dated February 15**

Requesting Council to proclaim the week of April 16 to 22, 1995 as Organ Donor Awareness Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of April 16 to 22, 1995 as Organ Donor Awareness Week in Saskatoon.

*Moved by Councillor Heidt, Seconded by Councillor Langford,*

*THAT His Worship the Mayor be authorized to proclaim the week of April 16 to 22, 1995 as Organ Donor Awareness Week in Saskatoon.*

*CARRIED.*

**16) Gord Gunoff  
R.R.2, undated**

Requesting permission to address Council regarding the feasibility of garbage incineration. (File No. CK. 7830-1)

**RECOMMENDATION:** that Mr. Gunoff be heard.

*Moved by Councillor Heidt, Seconded by Councillor Roe,*

*THAT Mr. Gunoff be heard.*

*CARRIED.*

*Mr. Gord Gunoff indicated concerns regarding the landfill. He provided Council with information regarding the use of garbage incineration for the production of electrical power.*

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*Moved by Councillor McCann, Seconded by Councillor Birkmaier,*

*THAT the matter be referred to the Works and Utilities Committee for a report.*

*CARRIED.*

**17) Elva Taylor, Chair  
Canadians '95 Committee, dated February 20**

Requesting use of the Field House from June 27 to July 12, 1995 to host the 1995 National Baton Championships. (File No. CK. 612-2)

**RECOMMENDATION:** that the request be approved subject to Administrative conditions.

*Moved by Councillor Birkmaier, Seconded by Councillor Roe,*

*THAT the matter be referred to the Administration for a report.*

*CARRIED.*

**18) Neil G. Johnson, President  
Saskatchewan Applied Science Technologists and Technicians, dated February 7**

Requesting Council to proclaim the week of May 7 to 13, 1995 as Saskatchewan Applied Science Technologists and Technicians Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of May 7 to 13, 1995 as Saskatchewan Applied Science Technologists and Technicians Week in Saskatoon.

*Moved by Councillor McCann, Seconded by Councillor Atchison,*

*THAT His Worship the Mayor be authorized to proclaim the week of May 7 to 13, 1995 as Saskatchewan Applied Science Technologists and Technicians Week in Saskatoon.*

*CARRIED.*

**19) Robin Bellamy  
Teen-Aid Saskatoon, dated February 16**

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Requesting Council to proclaim the week of April 2 to 8, 1995 as Teen Chastity Awareness Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of April 2 to 8, 1995 as Teen Chastity Awareness Week in Saskatoon.

*Moved by Councillor Langford, Seconded by Councillor Birkmaier,*

*THAT His Worship the Mayor be authorized to proclaim the week of April 2 to 8, 1995 as Teen Chastity Awareness Week in Saskatoon.*

*CARRIED.*

**20) Bob Morin, Vice-President, Saskatchewan Chapter,  
Association of Records Managers and Administrators Inc., dated February 22**

Requesting Council to proclaim the week of April 2 to 8, 1995 as Records and Information Management Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of April 2 to 8, 1995 as Records and Information Management Week in Saskatoon.

*Moved by Councillor Langlois, Seconded by Councillor Heidt,*

*THAT His Worship the Mayor be authorized to proclaim the week of April 2 to 8, 1995 as Records and Information Management Week in Saskatoon.*

*CARRIED.*

**21) Phuman Singh Vaid, President  
Saskatoon Folkfest Incorporated, dated February 22**

Requesting permission to address Council regarding a request for a reduction in charter service costs for Saskatoon Folkfest Incorporated. (File No. CK. 205-1)

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**RECOMMENDATION:** that Mr. Singh Vaid be heard.

*Moved by Councillor Postlethwaite, Seconded by Councillor Langlois,*

*THAT Mr. Singh Vaid be heard.*

*CARRIED.*

*Mr. Singh Vaid, Saskatoon Folkfest Incorporated, addressed Council regarding Folkfest and requested a reduction in transportation costs to the organization.*

*Moved by Councillor McCann, Seconded by Councillor Postlethwaite,*

*THAT the matter be referred to the Legislation and Finance Committee for a report.*

*CARRIED.*

**22) Karen Taylor-Browne, President  
SOS Elms Coalition, dated February 23**

Requesting permission to address Council regarding the City's tree removal and replacement policy.  
(File No. CK. 4139-4)

**RECOMMENDATION:** that Ms. Taylor-Browne be heard.

*Moved by Councillor Waygood, Seconded by Councillor Langford,*

*THAT Ms. Taylor-Browne be heard.*

*CARRIED.*

*Ms. Karen Taylor-Browne, President, SOS Elms Coalition, addressed Council regarding the City's tree removal and replacement policy. She circulated photographs to Council members as well as an invitation to a lecture to be given by Dr. Andrew Kenney on urban forestry.*

*Moved by Councillor McCann, Seconded by Councillor Waygood,*

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*THAT the matter be referred to the Planning and Development Committee for a report.*

*CARRIED.*

**23) Kathy Tait  
Mount Royal Community Association, dated February 22**

Requesting permission for a fireworks display in Mount Royal Park in conjunction with a winter carnival to be held on March 10, 1995. (File No. CK. 205-14)

**RECOMMENDATION:** that the request be approved subject to approval and conditions of the Fire Department.

*Moved by Councillor Langlois, Seconded by Councillor Heidt,*

*THAT the request be approved subject to approval and conditions of the Fire Department.*

*CARRIED.*

**24) Jim Cox, President  
Association of Civic Employees, dated February 23**

Expressing appreciation regarding an organization recovery workshop held on February 21 and 22, 1995. (File No. CK. 150-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Waygood, Seconded by Councillor Langford,*

*THAT the information be received.*

*CARRIED.*

**25) Rev. Dr. Ivan Wilson, Chair**

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**Race Relations Committee, dated February 10**

Requesting Council to proclaim March 21, 1995 as International Day for the Elimination of Racial Discrimination and the month of March, 1995 as Race Relations Month in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim March 21, 1995 as International Day for the Elimination of Racial Discrimination and the month of March, 1995 as Race Relations Month in Saskatoon.

*Moved by Councillor Roe, Seconded by Councillor Postlethwaite,*

*THAT His Worship the Mayor be authorized to proclaim March 21, 1995 as International Day for the Elimination of Racial Discrimination and the month of March, 1995 as Race Relations Month in Saskatoon.*

*CARRIED.*

**26) Jerome White  
White's Pharmacy, dated February 27**

Requesting permission to address Council regarding a request for replacement of trees on the south front of White's Pharmacy. (File No. CK. 4139-4)

**RECOMMENDATION:** that Mr. White be heard during consideration of Clause 1, Report No. 4-1995 of the Planning and Development Committee.

*Moved by Councillor Waygood, Seconded by Councillor Langlois,*

*THAT Mr. White be heard during consideration of Clause 1, Report No. 4-1995 of the Planning and Development Committee.*

*CARRIED.*

*It was noted that Messrs. Polley and Grover were now present in the Council Chamber.*

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*Moved by Councillor Birkmaier, Seconded by Councillor Roe,*

*THAT Messrs. Polley and Grover be heard.*

*CARRIED.*

*Mr. James Polley, Allan's Landscaping, asked Council to allow him time to renovate the building at 228 Avenue I South.*

*Mr. Jack Grover asked that Allan's Landscaping be given time to renovate the property.*

*Moved by Councillor Langlois, Seconded by Councillor Roe,*

*THAT the information be received.*

*CARRIED.*

**B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION**

**1) David Lane  
Transit Productivity Union Co-Chair, dated February 9**

Submitting comments regarding transit fare increases. **Referred to the Works and Utilities Committee.** (Files CK. 1905-4 and 7312-1)

**2) Gary Bortolotti and Heather Trueman  
849 Temperance Street, dated February 3**

Requesting that the City develop a recycling program. **Referred to the Works and Utilities Committee.** (File No. CK. 7830-5)

**3) Allyson M. Brady, Q.O.E.  
Saskatchewan Waste Reduction Council, dated February 9**

Submitting letters from approximately 77 students from Cardinal Leger School regarding recycling

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in the City. **Referred to the Works and Utilities Committee.** (Letters from students available for viewing in the City Clerk's Office.) (File No. CK. 7830-5)

**4) Al Ens, Representative  
C.U.P.E. Local 59, dated February 15**

Submitting notice on behalf of the Canadian Union of Public Employees Local #59 (Inside Workers) to enter into negotiations for a revision to the Collective Bargaining Agreement. **Referred to the Administration.** (File No. CK. 4720-4)

**5) Al Ens, Representative  
C.U.P.E. Local 859, dated February 15**

Submitting notice on behalf of the Canadian Union of Public Employees Local #859 (Outside Workers) to enter into negotiations for a revision to the Collective Bargaining Agreement. **Referred to the Administration.** (File No. CK. 4720-6)

**6) Al Ens, Representative and Ken Mansfield, Secretary  
C.U.P.E. Local 47, dated February 15**

Submitting notice on behalf of the Canadian Union of Public Employees Local #47 to enter into negotiations for a revision to the Collective Bargaining Agreement. **Referred to the Administration.** (File No. CK. 4720-3)

**7) Dale Schell  
3819 - 33rd Street West, dated February 17**

Expressing concerns regarding garbage around property at 3815 - 33rd Street West. **Referred to the Administration for a report.** (File No. CK. 7830-3)

**8) Kenneth C. Turner  
1503 Adelaide Street East, dated February 19**

Submitting comments regarding traffic flow in the City. **Referred to the Works and Utilities Committee to respond to the writer.** (File No. CK. 6320-1)

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**9) Ellen Gaunt, President, Board of Directors  
Light of the Prairies Society, Inc., dated February 16**

Requesting abatement of taxes on property at 1638 Edward Avenue. **Referred to the Administration for a report.** (File No. CK. 1965-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Waygood, Seconded by Councillor Langlois,*

*THAT the information be received.*

*CARRIED.*

**REPORTS**

City Commissioner Irwin submitted Report No. 5-1995 of the City Commissioner;

Councillor Waygood, Chair, presented Report No. 4-1995 of the Planning and Development Committee;

His Worship Mayor Dayday, Chair, presented Report No. 3-1995 of the Committee on Committees;

His Worship Mayor Dayday, Chair, presented Report No. 3-1995 of A Committee of the Whole Council;

Councillor Birkmaier, Chair, presented Report No. 1-1995 of the Audit Committee;

Councillor Langlois, Chair, submitted Report No. 4-1995 of the Budget Policy and Planning Committee; and

Councillor Birkmaier, Chair, presented Report No. 2-1995 of the Land Bank Committee;

*Moved by Councillor Langlois, Seconded by Councillor Heidt,*

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*THAT Council go into Committee of the Whole to consider the following reports:*

- a) Report No. 5-1995 of the City Commissioner;*
- b) Report No. 4-1995 of the Planning and Development Committee;*
- c) Report No. 3-1995 of the Committee on Committees;*
- d) Report No. 3-1995 of A Committee of the Whole Council;*
- e) Report No. 1-1995 of the Audit Committee;*
- f) Report No. 4-1995 of the Budget Policy and Planning Committee; and*
- g) Report No. 2-1995 of the Land Bank Committee;*

*CARRIED.*

*His Worship Mayor Dayday appointed Councillor Langlois as Chair of the Committee of the Whole.*

*Council went into Committee of the Whole with Councillor Langlois in the Chair.*

*Committee arose.*

*Councillor Langlois, Chair of the Committee of the Whole, made the following report:*

*THAT while in Committee of the Whole, the following matters were considered and dealt with as stated:*

**"REPORT NO. 5-1995 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

- A1) Proposed Development and Servicing Agreement  
- The City of Saskatoon and Asphalt Services Ltd.  
- North Industrial Subdivision No. 8/93**

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**Idylwyld Drive and 63rd Street  
(File No. CC 297-1)**

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Report of the City Solicitor, February 14, 1995:

"In keeping with the instruction of the Works and Utilities Committee at its meeting held on January 11, 1995, and the further specific direction of the City Engineer, we have prepared and forward herewith for consideration proposed form of Development and Servicing Agreement as between The City of Saskatoon and Asphalt Services Ltd.

The proposed Agreement pertains to the Idylwyld Drive/63rd Street area of the North Industrial Subdivision, and would permit the development of six lightly serviced industrial lots at this location. The proposed Agreement is unusual in several respects:

1. In response to a perceived market need, the lands will not be fully serviced at this time. Accordingly, the Agreement does not require the construction or provision of water mains, sanitary sewer mains, storm sewer mains, paving or curbing. Should such services be provided by the City at some later date, and upon connection of the lands to the services, the then owners of the lands in question would be required to remit unto the City the charges then in effect with respect to such services.
2. The lands will, however, be benefitted by the usual array of off-site services, and, accordingly, the Agreement requires the payment of all applicable off-site fees and levies. In keeping with the 'lightly serviced' philosophy, being reduced servicing and associated costs, it is proposed that such off-site fees and levies be payable over a ten-year period, together with interest thereon at the rate of 8.75% per annum. Upon the sale of any lot within the Development Area, the responsibility for the payment of the fees and levies applicable thereto would pass from the Developer to the subsequent owner.
3. As security for both the provision of future services (if any) and the payment of off-site fees and levies, the Development and Servicing Agreement per se would be registered in the Land Titles Office pursuant to Section 143(4) of *The Planning and Development Act*, and thusly would run with the land and bind all subsequent owners of the lands with the performance thereof.
4. In addition to the noted lightly serviced industrial lots, the Agreement effects the public dedication of Marquis Drive, 63rd Street and Municipal Reserve MR1, and provides for the transfer of Lots 7 and 8 to The City of Saskatoon, free and clear of all encumbrances. In this regard the Developer warrants that Lots 7 and 8 are free from any and all environmental contaminants, and agrees to indemnify and save the City harmless with respect to any and all costs and expenses should such contaminants be found. The Agreement provides for an environmental assessment of Lots 7 and 8 on a cost-shared basis, with the Developer

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bearing sole responsibility for the cost of any remedial measures which may be required.

In other respects, and so far as is possible having regard to the nature of the development, the Agreement attempts to reflect the City's standard development conditions and requirements."

- RECOMMENDATION:**
- 1) that the proposed Development and Servicing Agreement as between The City of Saskatoon and Asphalt Services Ltd. be approved; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute such Agreement on behalf of The City of Saskatoon, and affix the Corporate Seal thereto.

*ADOPTED.*

**A2) 1994 Capital Budget -- Project 947  
Paving of Nelson Road  
1993 Capital Budget -- Project 774  
Paving of Brand Road  
(File Nos. CC 1705 and 6315-1)**

Report of the City Engineer, February 16, 1995:

"The following tenders for paving Nelson Road and Brand Road were received and opened publicly on February 14, 1995:

Central Asphalt and Paving Inc. SASKATOON, Sask.	\$374,200.33
ASL Paving Ltd. SASKATOON, Sask.	\$388,968.01
Paramount Paving Ltd. SASKATOON, Sask.	\$407,696.75

Bid prices include GST and PST and are summarized on the attached tabulation form. The estimated cost to the City, including the GST rebate, is calculated as follows:

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Tender Amount (including PST)	\$349,719.94
GST	<u>24,480.40</u>
Contract Amount	\$374,200.34
GST Rebate	<u>13,988.80</u>
Net Estimated Cost to the City	<u>\$360,211.54</u>

The Engineering Department's estimated cost for the work was \$462,145.00. Funding for the work has previously been approved from the Prepaid Services Reserves."

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Central Asphalt and Paving Inc., for the paving of Nelson Road and Brand Road, for a total estimated cost of \$374,200.34, including GST and PST; and,
  - 2) that the City Commissioner and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**A3) School Signing Revisions - Roland Michener School  
(File No. CC 6280-1)**

Report of the City Engineer, February 15, 1995:

"The Engineering Department has received a request from the Saskatoon Board of Education to review the signing at Roland Michener School. The review has been completed and it is proposed that the signing be revised so that it meets the current needs of the school and is consistent with present standards.

The investigation procedure for this school included:

- the preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, the Education Detail of the Saskatoon Police Service, the Transit Department, the Saskatoon Board of Education and the School's Principal.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. O9-1M and is described briefly below.

The recommended signing changes along the north side of Degeer Street are as follows:

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- Remove the 'NO PARKING, 0800-1700 Monday-Friday' zone (RB-52A) from the north side of the intersection of Degeer Street and Trent Crescent.
- Install a 'NO STOPPING' zone (RB-55) from the west side of the staff parking lot entrance to 13 metres east of Trent Crescent.
- Expand both the east and west limits of the existing 'SCHOOL BUS LOADING ZONE' (RB-58L).
- Remove the 'NO PARKING, 0800-1700 Monday-Friday' zone (RB-52A) at the east end of the school's frontage.
- Install a 'PARKING, 5 MINUTE, 0800-1700, Monday-Friday' zone (RB-53B) at the east end of the school's frontage.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, the Transit Department, the Saskatoon Board of Education and the School's Principal, and conform to present City policy on school signing."

**RECOMMENDATION:** that the signing changes at Roland Michener School, as shown on the attached Plan No. O9-1M, be approved.

*ADOPTED.*

**A4) Parking Prohibition - 605 Avenue P South  
(File No. CC 6120-2)**

Report of the City Engineer, February 4, 1995:

"The Engineering Department has received a request from Cindercrete Products Ltd., at 605 Avenue P South, to restrict parking around its main driveway to provide increased accessibility for vehicles exiting its property.

Currently, under Traffic Bylaw No. 7200, parking is not allowed within one metre of a private driveway. In most instances, this is sufficient to allow for the safe access and egress from driveways. In this case, a large portion of the vehicles entering and exiting the driveway are large vehicles. As well, often the vehicles parked on the street are large, reducing visibility for drivers exiting the property. Presently, there is ample parking available for the businesses located on the 600 block of Avenue P South.

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It is proposed that 'No Parking' signs be installed at five metres from the driveway in each direction to provide additional turning space and to increase visibility for vehicles using this driveway, as indicated on attached Plan No. D8-4J."

**RECOMMENDATION:** that "No Parking" signs be installed on Avenue P, as indicated on attached Plan No. D8-4J.

*ADOPTED.*

**A5) Proposed Development and Servicing (Extension) Agreement  
The City of Saskatoon and Preston Developments Inc.  
- Brightwater Way, Lakeridge Neighbourhood  
(File No. CC 297-21)**

Report of the City Solicitor, February 20, 1995:

"City Council, at its meeting held on February 13, 1995, approved Subdivision Application No. 32/94 upon the condition that:

'the owner enter into a Development and Servicing Agreement with the City of Saskatoon.'

In this regard, we have now received specific instructions from the City Engineer relating to this proposed development, and, accordingly, forward herewith proposed form of Development and Servicing (Extension) Agreement as between The City of Saskatoon and Preston Developments Inc. The Agreement pertains specifically to the Brightwater Way area of the Lakeridge Neighbourhood, and has been drawn in the form of an extension to an earlier concluded master agreement respecting this area.

The proposed Agreement provides that the Developer shall be responsible for the construction and landscaping of certain Buffer Strips and adjacent areas necessitated by this subdivision, all in accordance with The City of Saskatoon's standard specification relating to these works. Otherwise, the proposed Agreement provides for all standard City development conditions and requirements."

**RECOMMENDATION:** 1) that the proposed form of Development and Servicing (Extension) Agreement as between The City of Saskatoon

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and Preston Developments Inc. be approved; and,

- 2) that the Mayor and City Clerk be authorized to execute such Agreement on behalf of The City of Saskatoon and affix the Corporate Seal thereto.

*ADOPTED.*

**A6) Communications to Council**

**From: William F. J. Hood**

**Counsellor Management Ltd.**

**Date: November 25, 1994**

**Subject: Expressing concern regarding sewer backup  
at 902 Spadina Crescent East**

**(File No. CC 7500-1)**

City Council, at its meeting held on December 5, 1994, considered the above-noted communication regarding a sewer backup at 902 Spadina Crescent East. The request was referred to the Administration for a report.

Report of the City Engineer, February 3, 1995:

"The Engineering Department responds to approximately 9,000 requests for emergency and preventive sewer cleaning service each year. The service is provided by eight staff working three shifts on weekdays and two shifts on weekends and holidays. These Water and Sewer Emergency Crews are responsible for responding to water and sewer emergencies including: water main breaks, requests for water shut offs by plumbers, sewer connection backups, sewer main backups and other water and sewer emergencies.

Traditionally, the sewer cleaning service was provided without time commitment to residents. This was due to the emergency nature of the other work performed by the crews. This resulted in residents waiting hours for sewer service and, in time of high demands, service not being provided on the day of the request.

In January 1995, initiatives were implemented to improve the customer service. These initiatives include:

- 1) The implementation of a service form completed by staff and reviewed with the home owner outlining the work completed and any follow-up that may be required.

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- 2) The redistribution of staff during normal business hours to cover water emergencies. Water and Sewer Emergency Crews are free to concentrate on requests for assistance with sewer emergencies. This has resulted in a 20 percent increase in the number of sewer connections serviced on a weekday.
- 3) Calls for service late in the evening are evaluated and those that are not an emergency are referred for service the next morning. This allows staff to provide service early in the morning, minimizing inconvenience to the resident.

The Engineering Department is currently working on initiatives which will provide for better communication with the residents regarding the timing of service. These include:

- 1) An approximate time when the resident can expect service.
- 2) Direct phone communication between the service persons and residents.

With regard to the specific enquiry from Counsellor Management Ltd., it is understood that a private company is currently cleaning their sewer connection from the inside of the building to the property line on a regular basis. This type of service will clear that particular portion of the connection, however, material dislodged during the cleaning process could create a blockage in the City's portion of the connection (i.e. between the property line and the sewer main). This appears to be the case in this instance. The entire connection should be cleared during each cleaning to minimize the possibility of sewer backup.

Also, sewer connections do deteriorate with time. The Engineering Department does inspections to determine the actual condition of the connection. The connection is augered and a special video camera is used to determine its condition. The Engineering Department has advised Counsellor Management Ltd. of the foregoing and will be in contact with them to determine if they wish to take advantage of this service."

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

- A7) Amendments to Traffic Bylaw  
Bylaw No. 7472  
(File No. CC 5300-2)**

Report of the City Solicitor, February 21, 1995:

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"Enclosed is Bylaw No. 7472 which incorporates two amendments to the Traffic Bylaw.

The first amendment is made pursuant to a request of City Council dated January 16, 1995. City Council considered a report of the Works and Utilities Committee recommending a speed change on Boychuk Drive. The amendment reflects the speed change approved by the Works and Utilities Committee and adopted by City Council.

The second amendment is a housekeeping matter. A diagram found in Subsection 15(2) is moved to a new Schedule No. 12. This is so that future amendments to the Traffic Bylaw can be consolidated with more ease."

**RECOMMENDATION:** that City Council consider proposed Bylaw No. 7472.

*ADOPTED.*

**A8) School Signing Revisions - St. Marguerite School  
(File No. CC 6280-1)**

Report of the City Engineer, February 16, 1995:

"The Engineering Department has received a request from the Catholic School Board to review the signing at St. Marguerite School. The review has been completed and it is proposed that the signing be revised so that it meets the current needs of the school and is consistent with present standards.

The investigation procedure for this school included:

- the preparation of a plan of the existing signing; and,
- site meetings between representatives of the Engineering Department, the Traffic Section of the Saskatoon Police Service, the Transit Department, the Catholic School Board and the Principal of St. Marguerite School.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. AA9-1A and is described briefly below.

The recommended signing changes on the south side of the school property are as follows:

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- Relocate the west limit of the existing 'NO STOPPING' zone (RB-55) from the light standard west of the pedestrian corridor east to a location 10 metres west of the corridor.
- Install a 'PARKING, 5 MINUTES, 0800-1700, MONDAY-FRIDAY' zone (RB-53B) from the west property line of the school to the west limit of the relocated 'NO STOPPING' zone.
- Relocate the east limit of the existing 'NO PARKING' zone (RB-51) across the staff parking lot entrance west to a location three metres east of the entrance.
- Relocate the west limit of the existing Transit Stop (RB-59T9) at the northwest corner of McCormack Road and Wrigley Crescent east to a location immediately west of the residential driveway crossing.
- Install a 'PARKING, 5 MINUTES, 0800-1700, MONDAY-FRIDAY' zone (RB-53B) between the 'NO PARKING' zone and the Transit Stop.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, the Transit Department, the Catholic School Board, and the School's Principal, and conform to present City policy on school signing."

**RECOMMENDATION:** that the signing changes at St. Marguerite School, as shown on the attached Plan No. AA9-1A, be approved.

*ADOPTED.*

**A9) Proposed Closure of Acadia Drive  
Joining of Wildwood Mall and Circle Park Mall  
(File No. CC 6295-1)**

Over the last several months, Devan Properties Ltd. has been in discussion with the Engineering Department regarding the potential closure of Acadia Drive to join the Wildwood Mall and the Circle Park Mall. The Engineering Department has undertaken a study of the expected impact on traffic patterns. A letter outlining the measures required to offset the expected impact on traffic patterns has been sent to Devan Properties. The Engineering Department has received no response.

Recently, there have been several radio advertisements seeking public participation in the naming of the mall resulting from the joining of Wildwood Mall and Circle Park Mall. We are concerned that the public may construe from these ads that the approvals for a physical connection

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of the two malls have been obtained. This is not the case, and the public should be aware that no such approvals have been given.

As with any closure of all or a portion of a public roadway, the matter is the subject of a public hearing in City Council, and is subject to approval by both City Council and the Minister of Highways and Transportation. There are several issues, not just impact on traffic, to be considered. Approval of a partial or complete closure of the section of Acadia Drive between Circle Park Mall and Wildwood Mall is in no way assured. There are no commitments.

The data and results of the analysis of the impact on traffic patterns have not yet been compiled into a report form. The Engineering Department has been requested to complete the report and to make it public as soon as possible. This would both serve the public information concerns and reduce the speculation on what is happening.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Postlethwaite,*

*THAT Mr. Geoff Dufour be heard.*

*CARRIED.*

*Mr. Geoff Dufour, representing Devan Properties Ltd., addressed Council regarding the matter.*

*Moved by Councillor Birkmaier,*

*THAT the information be received.*

*CARRIED.*

**A10) 1993 Vehicle Purchases  
Project No. 581: Vehicle and Equipment Services  
3/4-Ton Trucks  
(File No. CC 1390-1)**

Report of the Manager, Vehicle and Equipment Services, February 21, 1995:

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"Tenders for the purchase of five (5) 3/4-ton trucks were opened September 8, 1993. After a thorough evaluation and several approval delays, a purchase order was issued on April 19, 1994. On June 23, 1994, Vehicle and Equipment Services was notified by the successful bidder that the factory could not fill its order - pricing for the 1995 vehicles would likely be available sometime in August and the trucks would have to be retendered.

In anticipation of the arrival of the five new trucks early in 1994, the five trucks in the worst condition were disposed of by Vehicle and Equipment Services between July 12 and November 1, 1993. The disposal units were well-used 1985 and 1986 trucks that had originally been assigned to the Engineering Department (Water and Sewer). In that assignment, they generally experience rougher than average service (carrying heavy loads comprised of tools, replacement water and sewer hardware, etc.) in what can be some of our worst operating conditions (i.e. driving in the area around water and sewer breaks in cold winter conditions.) Extended engine idling during the winter months further adds to the strain already on the trucks. Keeping the trucks in service longer would not have been economically feasible.

A change in any of the user departments' fleet complement for 1995 may have allowed Vehicle and Equipment Services to move 3/4-ton trucks between departments rather than purchasing new ones. Following the labour dispute, Vehicle and Equipment Services reconfirmed that the five 3/4-ton trucks were still required. In January 1995, the trucks were retendered. The turnaround time was shortened in an attempt to allow Vehicle and Equipment Services to get an order in as quickly as possible - supply was tighter than 1994.

Tenders for the purchase of five (5) 7,200 lb. G.V.W. 3/4-ton trucks were opened by the Central Purchasing and Stores Department on February 9, 1995. These were received from four suppliers with all but one tender meeting the requirements of the specifications. The following prices were received:

<u>Dealer</u>	<u>Make &amp; Model</u>	<u>Unit Cost</u>
Jubilee Ford	Ford F250 XL *	\$19,866.56
Jubilee Ford	Ford F250 HD *	\$21,129.92
Dodge City/Auto Clearing	Dodge 2500 LT	\$21,168.00
S.M.P.	Chev CC20903/ZE5	\$21,504.00
Wheaton	GMC Sierra SL	\$21,959.84

(Unit Cost includes PST, GST and GST rebate.)

\* Did not meet the requirements of the specifications.

The Vehicle and Equipment Services Department specifications required a 3/4-ton truck with a minimum G.V.W. of 7,200 lbs. The low bid (\$19,866.56) was for a truck with a G.V.W. of 6,600 lbs. and does not meet our specifications.

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The second low bid was for a Ford truck with a G.V.W. of 8,600 lbs. Prior to tendering in January, input from City staff highlighted a number of concerns, including the fact that some light truck cabs were very deficient in terms of storage space (required for spotlights, fire extinguishers, maps, gloves, boots, safety vests, raincoats, winter brushes, coveralls, boxes of hand wipes, etc.) Thus, specification item D13 (interior storage space will be considered when awarding the tender) was included for the sole reason of including cab storage capabilities as part of the evaluation process. Currently, Ford cabs do not meet our requirements for storage space, and cannot be upgraded to meet our requirements.

The third low bid from Dodge City and Auto Clearing meets our requirements. However, the following must be included to bring the vehicles into compliance with our specifications:

- a) The Dodge truck does not come equipped with a carpet back panel cover (item D6). In order to receive this as a factory installed item would have necessitated an interior upgrade to a level which is beyond what the City requires. However, this item may be purchased through the parts department of any Chrysler dealership for \$35.81. (The carpet back panel cover aids in keeping the cab warmer and quieter.)
- b) The Dodge truck comes equipped with black door mirrors, not stainless steel recreational mirrors as requested by the specifications. The extra cost for stainless steel mirrors is \$69.44 per truck.
- c) The Dodge truck is not available with factory installed tow hooks. However, Chrysler has introduced a factory engineered tow hook kit specifically for 1994/1995 Dodge trucks. The Dodge City/Auto Clearing bid included, as an option, the supply of this kit installed for \$145.60 per truck. However, the City can purchase the kits only for \$90.60 each, again through the parts department of any Chrysler dealership. This is the route Vehicle and Equipment Services would take.

Carpet back panel cover	35.81
Mirrors	69.44
Tow hooks	<u>145.60</u>
Total (includes PST, GST and GST rebate)	<u>\$250.85</u>

The adjusted bid is therefore \$21,418.85, including GST, PST and GST rebate. This is the low bid meeting specification and is recommended.

The updated cost of the 3/4-ton trucks is approximately \$3,900 greater than the current estimated replacement cost used for rental rate and reserve sufficiency analysis. The increased cost will result in an increase in the depreciation component of the rental rates by approximately \$40 per month starting in 1996. Rental rates will be adjusted accordingly.

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The estimated cost to the City, based on Dodge City and Auto Clearing's bid, is calculated as follows:

Tendered Price (\$19,123.97 x 5)	\$95,619.85
PST (9%)	8,605.79
GST (7%)	<u>6,693.39</u>
Contract Amount	\$110,919.03
GST Rebate	<u>3,821.93</u>
Net Estimated Cost to City	<u>\$107,097.10</u>

**RECOMMENDATION:** that City Council accept the bid submitted by Dodge City/Auto Clearing, for the purchase of five (5) 7,200 lb. G.V.W. 3/4-ton trucks, for a total estimated cost of \$110,919.03, including PST and GST.

*ADOPTED.*

**Section B - Planning and Development**

**B1) Enquiry - Councillor Langlois (February 13, 1995)  
Control of Gophers  
(File Nos. CC 151-1 and 4206-1)**

**"I have received several inquiries about the City's programs with respect to the control of gophers. Specifically, it has been brought to my attention that the presence of gophers has made Umea Park a dangerous playing field. Similarly, I have received concerns about the presence of gophers in the north industrial area.**

**Would the Administration please report on the City's programs with respect to the control of gophers - and what plans, if any, are in place for 1995."**

Report of the General Manager, Civic Buildings and Grounds Department, February 15, 1995:

"Prior to 1992, the City had a program to control ground squirrels, commonly referred to as gophers, in those municipal parks which contain sportsfields. Because of limited funding, the program did not extend to vacant City-owned and privately-owned land and to public rights-of-way. Frequently, the rodents migrated from these open areas into parks and onto private residential-land.

In 1992, funding for the gopher-control program was removed from the Civic Buildings and

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Grounds Department's Operating Budget. At the same time, the herbiciding program (which included the control of dandelions) was eliminated and no funding was allocated for civic staff to respond to nuisances caused by animals and insects, including crows, wasps, and hornets, on public lands. The total annual budgetary savings from these reductions were \$32,000.

In each year following the elimination of the City's gopher-control program, the Civic Buildings and Grounds Department has received complaints from the public about ground squirrels burrowing in their property. Most of the complaints have come from people who live adjacent to undeveloped parcels of land and near large public rights-of-way.

Concerns have also been expressed by organizations who are using the City's sportsfields. Some of these organizations, such as the Saskatoon Soccer Association, have agreed to finance a gopher-control program on those fields which are used by their athletes. The Civic Buildings and Grounds Department, through its Grounds Maintenance Program, provides gopher-control on a fee-for-service basis for these specific fields and the immediately adjacent area where the funding-organization is operating its program.

The localized control of specific sportsfields has limited success. Ground squirrels from adjacent land which is outside of the treatment area will continue to migrate into these fields, thereby causing recurring safety problems. The most effective control would be one which is applied on a city-wide basis.

No provision has been made in the Civic Buildings and Grounds Department's preliminary 1995 Operating Budget for re-introducing a gopher-control program (or for the control of any other 'nuisance animals'). The Department will continue to offer localized gopher-control, on a fee-for-service basis, to sports-organizations and to others.

For City Council's information, there are some instances where other public agencies will respond to complaints about 'nuisance animals' within the City Limits. The Saskatoon District Health Board will respond to problems with rats and skunks. The local Saskatchewan Conservation Officer can be contacted about deer, porcupines, badgers, and other such animals which might wander into the city."

**RECOMMENDATION:** that the information be received.

*IT WAS RESOLVED: that the information be received and referred to the Budget Policy and Planning Committee.*

**B2) Subdivision Application #1/95  
1666 Lancaster Crescent**

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**(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #1/95  
Applicant: Arnold Egler  
Legal Description: Lot 26, Block 526, Plan No. 69-S-00452  
Location: 1666 Lancaster Crescent

The February 8, 1995, report of the City Planner concerning this application is attached.

- RECOMMENDATION:**
- 1) that City Council resolve that, in connection with the approval of Subdivision Application #1/95, it would be impractical and undesirable to require full compliance with Section 15(4) of Subdivision Bylaw No. 6537 for the following reasons:
    - a) the proposed lot-frontage and area exceed the requirements of both the Subdivision and the Zoning Bylaws;
    - b) the proposed new lot meets City Council's previously-adopted requirement that all new lots in the Montgomery Place Subdivision must have a frontage of at least 15 metres; and,
    - c) this proposal represents a good opportunity for infill development; and,
  - 2) that Subdivision Application #1/95 be approved, subject to:
    - a) the payment of \$50 which is the required approval fee; and,
    - b) the payment of \$6,945.31 which is the required area-development charge.

*ADOPTED.*

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**B3) Subdivision Application #2/95  
142/146 Copland Court  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #2/95  
Applicant: Webb Surveys for 584240 Saskatchewan Ltd.  
Legal Description: Lots 11 & 12, Block 211, Plan No. 94-S-43014  
Location: 142/146 Copland Court

The February 9, 1995, report of the City Planner concerning this application is attached.

**RECOMMENDATION:** that Subdivision Application #2/95 be approved, subject to the consolidation of title of that portion of Lot 12, Block 211, Plan No. 94-S-43014, which is described as "commencing at a point on the east boundary distant south thereon 0.800 metres from the north-east corner, thence south-westerly in a straight line to the most north-westerly corner of said lot, thence north-easterly along the north-westerly limit to the north-east corner, thence south along the east boundary to the point of commencement", with Lot 11, Block 211, Plan No. 94-S-43014.

*ADOPTED.*

**B4) Land-Use Applications Received by the Planning and Construction Standards Dept.  
For the Period Between February 3, 1995, and February 19, 1995  
(For Information Only)  
(File No. CC 4351-1)**

The City Planner has received the following application which is being processed and which will subsequently be submitted to City Council for its consideration:

Rezoning

Application Z2/95: 510 Saskatchewan Crescent East  
Applicant: Remai Ventures Inc.  
Legal Description: Lots 20 - 29, Block A2, Plan (Q24) A955  
Current Zoning: P.U.D  
Proposed Zoning: M.3 by Agreement  
Date Received: February 16, 1995

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**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**B5) *The Alcohol Control Regulations, 1994*  
**Approval of Nightclubs in Restaurants and Taverns**  
**Role for Municipalities**  
**(File No. CC 300-14)****

Report of the City Planner, February 16, 1995:

"Attached is a copy of a January 20, 1995, letter which was forwarded to all holders of existing liquor-licenses by Mr. Gordon Nystuen of the Saskatchewan Liquor and Gaming Authority. Also attached is a copy of the new *Alcohol Control Regulations, 1994* which came into effect on January 20, 1995.

The new regulations result in the establishment of five types of permits for the serving of alcohol. These include restaurant, tavern, special-use, manufacturer, and special-occasion permits.

Within each category of permits, various endorsements or service types (e.g. lounge, nightclub, patio, off-sale, etc.) can be authorized by the Liquor and Gaming Authority. However, a permit for several specific types of endorsements will not be granted until the applicant has obtained the approval of the council of the municipality where the proposed facility is situated. The following are the specific types of applications which require a municipal council's approval:

a) Restaurant/Nightclub Endorsement

A restaurant permit, with a nightclub endorsement, enables a permittee to serve alcoholic beverages as part of a meal. The permittee must comply with the terms and conditions that are established by the Authority (e.g. days and time of operation, capacity in terms of maximum number of persons, type or quantity of alcohol, etc.), must offer entertainment (excluding nude and striptease performances and wet-clothing contests), and must ensure that no more than the lesser of the capacity or 500 people are present in the facilities at any time.

b) Tavern/Nightclub

A tavern permit, with a nightclub approval, enables a permittee to serve alcoholic beverages as the primary business where entertainment is offered (excluding nude and striptease

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performances or wet-clothing contests) and the capacity does not exceed 500 people. The Authority may limit or prohibit any type or quantity of alcoholic beverages.

c) Special Occasion/Outdoor Premises

A special-occasion permit, with an outdoor-premise endorsement, enables the permittee to serve alcoholic beverages without charge, or at prices sufficient to recover the costs, within any premise or area that is, in whole or in part, located outside of a building. The permittee must ensure that the premise or area is clearly defined and is capable of being isolated to prevent access by the public and that it complies with all of the regulations' other requirements. This type of facility or premise does not include an outdoor-patio area which is permitted by the Authority for restaurants or taverns.

d) Special Occasion/Community Events

A special-occasion permit, with a community-event endorsement, enables the permittee to serve alcoholic beverages without charge, at prices sufficient to recover the costs, or for certain organizations, at prices set by the permittee for the special occasion at an event that the Authority considers to be a community event.

The regulations further specify that permits, except for a special-occasion permit or for permits issued on a provisional basis, expire after one year. It is unclear whether this will require the operators of restaurants or taverns, with a nightclub endorsement, to apply each year to their municipal council for approval. Additionally, the transitional aspect of the regulations will permit the holders of licenses which are issued prior to January 20, 1995, to continue to operate as was previously permitted.

As a result of the recent changes to *The Alcohol Control Regulations*, your staff are expecting to receive a significant volume of liquor-licensing applications. In the past, City Council decided to delegate the responsibility to the City Clerk for reviewing and approving applications for special-occasion and for community-event licenses. With the expected increased requests for municipal approval of nightclub licenses, City Council will have to consider the extent of its involvement. For example,

- a) as has already occurred for special-occasion and community-event licenses, does it wish to delegate its approval-authority to a committee of City Council or to a civic department;
- b) if it wishes to be directly involved, should City Council include a public hearing as part of the approval process;
- c) what criteria will be used in approving or denying applications; and,

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- d) how will applications be processed, including the appropriate administrative responsibilities, application forms, and cost-recovery fees.

Alternatively, City Council may wish to petition the Provincial Government to amend its regulations by deleting the requirements for municipal approval of all or various types of liquor-permits. If this option is pursued, City Council must still deal with specific applications, until the regulations are suitably amended.

It should be noted that the zoning treatment of restaurants, taverns, nightclubs, off-sale premises, and outdoor-patio premises and the connection between zoning and liquor licensing will be considered under the Plan Saskatoon Project. This review is necessary because of the previous and current changes to the provincial alcohol regulations, changing community values, and our experience in the past with particular licensed establishments that have created on-street parking, noise, and other concerns for adjacent residents.

Until City Council's involvement in processing liquor-licensing applications has been clarified, the Planning and Construction Standards Department is prepared to receive all liquor-permit applications (excluding those for special-occasion and community-event permits which continue to be handled through the City Clerk's Office). After reviewing each application (including the determination of whether a development permit/building permit has or may be issued), the appropriate administrative report will be forwarded to City Council for approval or endorsement. A fee of \$100.00 is proposed to process these applications. This fee is based on an initial analysis of the estimated staff-time that will be required to administer this process.

This process will serve as an interim measure to facilitate the consideration of those applications which may be received until such time as City Council has considered its future involvement in this area, including the establishment of criteria for evaluating these applications. Several applications have already been received by the Planning and Construction Standards Department. One of these will be considered by City Council on February 27, 1995."

- RECOMMENDATION:**
- 1) that the matter of City Council's involvement and the criteria and procedures for considering applications under *The Alcohol Control Regulations, 1994*, be referred to the Planning and Development Committee to prepare recommendations for City Council's consideration;
  - 2) that the City Planner be authorized, as an interim measure, to establish a process for reviewing and making recommendations to City Council on applications pertaining to the endorsement and approval of liquor-permits for restaurant/nightclubs, tavern/nightclubs and special

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occasions/outdoor premises;

- 3) that as part of the interim process, the City Planner's consideration and recommendations on liquor-permit applications be based on their compliance with the Zoning Bylaw; and,
- 4) that a non-refundable fee of \$100.00 be charged for the processing and consideration, by the Planning and Construction Standards Department, of each liquor-permit application that requires municipal approval or endorsement.

- IT WAS RESOLVED: 1) that the matter of City Council's involvement and the criteria and procedures for considering applications under The Alcohol Control Regulations, 1994, be referred to the Planning and Development Committee to prepare recommendations for City Council's consideration;*
- 2) that the City Planner be authorized, as an interim measure, to establish a process for reviewing and making recommendations to City Council on applications pertaining to the endorsement and approval of liquor-permits for restaurant/nightclubs, tavern/nightclubs and special occasions/outdoor premises;*
  - 3) that as part of the interim process, the City Planner's consideration and recommendations on liquor-permit applications be based on their compliance with the Zoning Bylaw;*
  - 4) that a non-refundable fee of \$100.00 be charged for the processing and consideration, by the Planning and Construction Standards Department, of each liquor-permit application that requires municipal approval or endorsement; and*
  - 5) that City Council petition the Provincial Government to amend The Alcohol Control*

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*Regulations, 1994 by deleting the requirement for municipal approval for all types of liquor permits.*

**B6) *The Alcohol Control Regulations*  
Application for Nightclub Endorsement for a Restaurant  
The Blackduck Freehouse Inc.  
154 Second Avenue South  
(File No. CC 300-14)**

Report of the City Planner, February 20, 1995:

"An application has been submitted by Ms. Linda A. Maddaford, on behalf of The Blackduck Freehouse Inc., requesting City Council's approval of a nightclub endorsement for the restaurant which is situated at 154 Second Avenue South. This approval is necessary to enable the applicant to obtain a liquor-license for a restaurant, with a nightclub endorsement, from the Saskatchewan Liquor and Gaming Authority, pursuant to Section 11 (1) of *The Alcohol Control Regulations, 1994*.

The applicant has provided the following information concerning this request:

'We have 3,260 square feet of space with designated seating of 143 seats, full kitchen, bar and building permit issued this January 31, 1995. We will be employing 16-18 full and part-time people. We are an authentic English pub serving a \$5.00 sit down hot lunch and supper. We plan to serve a variety of import beer and 25 - 30 brands of scotch to meet the public demand and trend of the community of Saskatoon. We require the nightclub endorsement to operate a "pub" of this nature.'

Your staff have confirmed that a development and building permit (Permit No. 0094/95) was issued for this restaurant on February 1, 1995. The property is situated within a B.6 District, pursuant to The Zoning Bylaw No. 6772; as such, the property may be used for the proposed purpose of operating a restaurant and nightclub."

**RECOMMENDATION:** that the Liquor and Gaming Authority be advised that City Council approves of issuing a liquor-licence for a restaurant, with a nightclub endorsement, to The Blackduck Freehouse Inc. for its premises at

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154 Second Avenue South in Saskatoon.

*IT WAS RESOLVED: 1) that the Liquor and Gaming Authority be advised that City Council approves of issuing a liquor-licence for a restaurant, with a nightclub endorsement, to The Blackduck Freehouse Inc. for its premises at 154 Second Avenue South in Saskatoon; and*

*2) that a non-refundable fee of \$100.00 be charged for this application.*

**B7) Communications to Council**

**From: Joanne and Ken Paulson**

**319 - 25th Street West**

**Date: undated**

**Subject: Submitting a petition with approximately 13 signatures  
expressing concern regarding conditions of property at  
319 - 25th Street West**

**(File No. CC 530-1)**

Report of City Planner, February 20, 1995:

"During its December 6, 1993, meeting, City Council received the above-noted letter and a petition requesting that the City take action to have the building at 319 - 25th Street West demolished. The letter was referred to your staff for consideration and for a report back to City Council. (Prior to this letter, your staff and members of City Council have received complaints about this property. A summary of the City's past involvement with this property has been attached to this report.)

Since that time, the owner's agent has been contacted on a number of occasions to determine what the plans were for the building and to obtain permission to inspect the interior of the building to assess its condition. The agent, Mrs. Emily Wirth, denied us access to the interior of the building for the purpose of undertaking an inspection.

The City obtained a warrant to search the property, pursuant to Section 95 of *The Urban Municipality Act*, and an inspection was conducted on the afternoon of December 13, 1994. Mrs. Wirth was in attendance during the inspection. Photographs were taken at that time and have been filed with the City Clerk.

The property at 319 - 25th Street West is registered in the Land Titles Office in the name of Ervin Mundt of Biggar. A caveat, however, is registered on the property in the name of Emily Wirth. This caveat gives her 'sole beneficial and management rights' and 'forbid(s) the sale or transfer, or

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any other matter whatever it may be without her written authority'.

The building on the site is a two-storey house which was constructed in 1912. A fire occurred in the basement of the house in August of 1972. The fire did some damage to the basement; as well, there was some minor damage to the floor joists (i.e. they were charred), but no attempt has been made to scrape or replace the damaged joints.

The house has been vacant since about 1978. It was placarded by the Saskatoon Community Health Unit in September of 1983. Because transients were getting into the house, the City took action in 1984 to have it secured.

Although the house has been boarded up, transients have broken into it. Over the last summer, the Fire Department was called to this property, on approximately eight to ten occasions, because people had gained access to the building. The owner was advised to secure the back door and the entrance to the basement.

A December 13, 1994, inspection by representatives of the Fire Department, the Planning and Construction Standards Department, and the Saskatoon Community Health Unit of the Saskatoon District Health Board indicated the following:

- 1) The house is in structurally fair condition, with the exception of the rear porch (see photographs 4 and 11) which is in a severe state of deterioration and the west basement wall (see photographs 17 and 18) which is progressively crumbling.
- 2) The interior of the house has deteriorated to the point that the cost of repairs, in order for it to be re-used, would be excessive (e.g. the plaster on the ceiling and walls has fallen off in places and is cracked in others). (See photographs 13, 25, 27, 28, 29, and 30.)
- 3) There is little or no insulation in parts of the walls and the original insulation (consisting of wood shavings) has compressed. (See photograph 13.)
- 4) Because the house has been unoccupied since 1978, extensive repairs or replacement would be required to the plumbing, electrical, furnace, and hot-water heater. (See photographs 13, 14, 21, and 22.)
- 5) Because not all of the windows are boarded up, entry could be easily gained to the building. (See photographs 3, 13, and 20.)
- 6) There is evidence of entry because a number of paper torches were found on the floor in the building. (See photograph 12.) Because transients have been lighting torches to see their way around inside the building, the potential for a fire is high. With the majority of the windows having been boarded up, unauthorized people in the house could be trapped if a

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fire was to break out.

- 7) The west wall in the basement needs to be repaired; it is bowing inward in the centre and crumbling at the foot of the stairs. (See photographs 17 and 18.)
- 8) The effects of the fire that occurred in the basement in 1972 have not been repaired. (See photograph 19.)
- 9) The exterior of the house also needs work. The house has not been painted for many years; the paint is either weathered or blistered. (See photographs 1, 2, 3, 4, 5, and 6.)

Section 124 (2) of *The Urban Municipality Act* states:

'A council may declare any building to be a nuisance if, because of its ruinous or dilapidated state or its faulty construction, or for any other reason, the council is of the opinion that the building;

- a) is dangerous to the public safety or health; or
- b) substantially depreciates the value of other lands or improvements in the vicinity.'

In the Planning and Construction Standards Department's opinion, the building is a danger to the public's safety and health and it depreciates the value of other land or improvements in the vicinity. The property should be declared a nuisance pursuant to Section 124 of *The Urban Municipality Act*.

It is also the opinion within the Planning and Construction Standards Department that the building is not worth repairing and that the demolition order should be issued. The Community Health Unit of the Saskatoon District Health Board is in support of a decision to demolish the structure in order to prevent the occurrence of nuisances which have been associated with dilapidated and vacant buildings."

- RECOMMENDATION:**
- 1) that the information be received;
  - 2) that City Council declare the building located at 319 - 25th Street West (Lot 10, Block 19, Plan DJ) to be a nuisance pursuant to Section 124 of *The Urban Municipality Act* because, in Council's opinion, the building is a danger to the public's safety and health and depreciates the value of other lands or improvements in the vicinity; and,

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- 3) that the City Solicitor be instructed to advise the owner, and all persons having an interest in the property, of the date of the hearing wherein City Council will consider the making of a demolition order.

*ADOPTED.*

**Section C - Finance**

**C1) Notice for Sale  
Scrap Disposal  
(File No. CC 1250-1)**

Attached is a copy of a Notice for Sale by Tender -- Scrap Disposal received from Inventory Control, Central Purchasing and Stores Department.

**RECOMMENDATION:** that the above information be received.

*ADOPTED.*

**C2) Investments  
(File No. CC 1790-3)**

Report of the City Treasurer, February 17, 1995:

"With the approval of the Investment Committee, the attached list indicates purchases and sales for the City's various funds."

**RECOMMENDATION:** that City Council approve the above purchases and sales.

*ADOPTED.*

**C3) Statement of Revenues and Expenditures 1994  
(File No. CC 1895-3)**

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Report of the City Comptroller, February 21, 1995:

"City Council, at the time it adopted the City of Saskatoon's Statement of Revenues and Expenditures, referred the statement to all three standing committees for their information. Since that time, a number of questions have been raised concerning this statement. This report will attempt to clarify and/or expand on the issues raised.

1. Why was the City's investment in the Olympia and York Exchange Tower written-down in 1994?

The City has been monitoring this investment since the failure of Olympia and York. As a basis for testing the value of this investment, the City has maintained contact with some of the larger principals involved in this same investment and has relied heavily on their interpretation of the value of the investment. Although some bids for the Exchange Tower were received prior to 1994, these were seen as bargain hunters and were not seriously considered by the Exchange Tower Management Committee (representatives from the major institutions holding notes secured by the Exchange Tower and appointed by the Court to manage the business activities of the Exchange Tower on behalf of all note holders). During 1994, the City's external auditors informed the Administration that they would be requesting a write-down of this investment. At the year-end, we were informed that the occupancy of the Exchange Tower was continuing to grow, with 85 - 90% occupancy expected by June of this year. However, the rental rates (net of incentives) made the short term prospects of the investment very poor. It was recommended, by the Chair of the Exchange Tower Management Committee, that if we had to put a value on the investment at December 31, it should be at 50% of our current book value (or a total write-down of \$897,000).

2. What is the significance of the provision for uncollectible property taxes as it relates to the A.L. Cole site?

On an annual basis, a list is prepared of properties on which property taxes are significantly in arrears, and for which the value of the property is estimated to be below the amount of outstanding taxes. Because the City could eventually own these properties through tax enforcement procedures, the total of all outstanding taxes plus any costs for demolitions, etc. incurred to date, less the value of the property (in a saleable condition) is set aside as a reserve for uncollectible taxes. At December 31, 1994, tax arrears and accumulated costs totalled \$2,959,459. The estimated market value of these properties is \$1,497,500. The difference of \$1,461,959 has been set up as a provision for uncollectible taxes in order to properly value the total receivables on the City's balance sheet. This total is approximately \$600,000 greater than that reflected in 1993. Last year, the property tax arrears for the A.L. Cole site were not included as it was assumed that this property would break even.

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However, it has been recommended that any market value this property may have should not be considered as a complete offset to property tax arrears because the most recent demolition proposal, which does not completely remove the foundation of the power plant, will reduce the re-development opportunities. While the site will meet environmental requirements, the public perception of the site will negatively impact on the site's value. Two-thirds of the 1994 increase to the reserve can be attributed to this one property. The 1994 Operating Budget provided for a \$100,000 provision, resulting in a budget variance of \$500,000.

3. When are Utility deficits the responsibility of the City (i.e. general operating budget)?

Section 183 of The Urban Municipality Act authorizes City Council to create separate utilities for the provision of, but not limited to, electrical, transit, sewage and water services. These Utilities have been created by Council and are operated as separate entities. The costs of providing the services are recovered from fees for service (utility rates) which are set by City Council as required.

This use of surplus funds in Utilities to offset taxation is authorized by Subsection 198(2) of The Urban Municipality Act. Until 1988, the City routinely brought into general revenues the surpluses from the Utilities (and absorbed any losses). Because of the dramatic impact that a Utility deficit could have on year-end results, City Council approved the creation of Revenue Stabilization Reserves for each of the four Utilities with a maximum in each reserve limited to \$1,000,000, funded from prior year surpluses in the Utilities. The Electrical reserve was intended to ensure that the budgeted return on investment was transferred to the City, while the reserves for the other three utilities were to be used to fund any year-end deficits. The Transit Department, prior to 1994, never attained a surplus. The Electrical and Water Utilities had the maximum allowable balance of \$1,000,000 at December 31, 1992, while the Sewage Utility's reserve had reached \$555,000 at this same date. However, in 1993, both the Sewage and Water Utilities, due to major reductions in sales (compared to historical averages), each sustained losses exceeding \$1,000,000, which completely depleted the reserves.

At December 31, 1994, the Sewage Utility loss of \$754,000 and the Water Utility loss of \$629,000 both had to be absorbed by general revenues. The Transit Utility, with its revenue losses offset by salary savings (both as a result of the labour dispute), was able to transfer \$298,000 to its Revenue Stabilization Reserve. As one component for funding the capital expenditure requirements of the Electrical, Water and Sewage Utilities, the Capital Reserves Bylaw provides that any surplus in excess of that allowed to be transferred to the Revenue Stabilization Reserves, be transferred to the Capital Reserves of the respective Utilities. The latter should, in the long-term, reduce the need to increase rates for funds required to finance items of a capital nature.

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The implementation of Utility policies and bylaws has resulted in the transfer of funds to capital reserves for one Utility at times when another Utility has sustained losses absorbed by general revenues. This independence has been maintained to ensure the integrity of the rate setting process. Each of the Utilities have different customers, or the rates charged to customers are based on different rate structures. It has, therefore, been considered inappropriate to fund the costs (losses) from one Utility from revenues of another. Regrettably, that results in the ultimate responsibility for the burden of such losses to be born by the owner of the Utility -- the taxpayers in general. The most equitable solution would be to ensure that each Utility maintains sufficient equity, through stabilization reserves, to fund deficits.

4. Why was the loss for the Centennial Auditorium for 1993 not reported until the 1994 year-end?

The 1993 Financial Statements reported that the Centennial Auditorium had a deficit of \$70,000. The audited Financial Statements of the Board revealed that the actual deficit was \$159,000. This information was not received until well after the City's year-end was completed. The additional deficit of \$89,000 has been included in the 1994 City statements and treated as if the information had been received in the same manner as the original number of \$70,000. For the year ended December 31, 1994, the Auditorium will be reporting a surplus which will be retained by the Board to re-establish a Revenue Stabilization Reserve to provide funding for any future losses.

5. Why are deficits from the City-owned golf courses absorbed by general revenues?

Civic golf courses are intended to be funded entirely from revenues generated by patrons. Due to the labour dispute, the three courses sustained losses totalling \$115,000, of which only \$29,000 remained available for funding from a stabilization reserve (i.e. one reserve nets surpluses and deficits for all three courses annually). As we do not allow operating reserves to go into a deficit position, the City, as owner of the courses, had to absorb the unfunded deficit of \$86,000.

6. Could the Administration provide a generalized accounting of the savings which resulted from the strike (i.e. salaries) and how those savings resulted in the final year-end surplus?

It is estimated that the salary savings, as a result of the labour dispute, totalled approximately \$8,000,000. These savings were applied to the following:

a)	Increases to salaries (i.e. new contracts)	\$1,900,000
b)	Payout of vacation entitlements	300,000
c)	Revenue losses - sales of services	1,459,000

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	- Transit revenues	1,482,000
d)	Increase in allowance for uncollectible property taxes (net of budgetary provision)	500,000
e)	Net impact of the O & Y write-down of \$897,000, offset in part by a positive variance in interest earnings on the City's investment portfolio	267,000
f)	Overtime paid to Exempt Staff:	
	Utilities	600,000
	General Services	300,000
g)	Utility Deficits:	
	Water	629,000
	Sewage	<u>754,000</u>
	Total	<u>\$8,191,000</u>

The above simplifies the identification of the use of the salary savings. Not all savings identified in the Financial Statement can be identified as being related specifically to the labour dispute, nor can it be confirmed that revenues would have been higher or lower than budget had the dispute not occurred. However, the impact of the dispute cannot be questioned. While approximately \$5,000,000 of the savings was offset by revenue losses resulting from the dispute as well as funding increases to the employment contracts, it is highly likely that the City would have ended the year with a deficit in the range of \$3,000,000 had the dispute not taken place -- half of this due to the losses generated by the Sewage and Water Utilities. This deficit would have occurred had no labour dispute occurred. Conversely, therefore, it can be stated that the net result of the labour dispute was a saving of \$3,000,000."

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**C4) Corporate Photocopier Blanket Order  
 (File No. CC 1005-2)**

Report of the Manager, Corporate Information Services, February 22, 1995:

"A survey of the photocopy requirements of Departments, Boards and Commissions was conducted in 1992. Based on this survey, a corporate blanket order with Western Business Machines was established in March of 1993. The purpose of the corporate blanket order was to provide the right photocopy services at the best possible price.

The initial blanket order (P2-1771) covered the period from March 1, 1993 to February 28, 1995, with an option to extend the lease for one (1) year or purchase the equipment if so desired. This agreement had an estimated contract value of \$410,000.

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A customer satisfaction survey regarding this equipment was conducted in late 1994. The result of this survey is that the currently installed equipment is satisfactory in most areas, except some sections of the Saskatoon Police Services. Our understanding is that the Saskatoon Police Services would like to lease five (5) of its eight (8) copiers under a separate contract because the five (5) machines do not meet their particular performance requirements.

The Corporate Information Services Department does not see a benefit in purchasing the equipment at this time. Photocopy technology is changing quickly and it would be beneficial to wait as long as possible before making a purchase decision. This will be reviewed again at the end of the contract extension.

Following is a breakdown of the lease and maintenance costs of the photocopiers included in the current blanket order:

	<u>Lease</u>	<u>Maintenance</u>
Initial Blanket Order - 2 years (70 copiers)	\$326,000	\$90,000
Extension of Blanket Order - 1 year (70 copiers)	\$82,000	\$58,000
Extension of Blanket Order - 1 year (65 copiers - excludes 5 from Police Services)	\$75,000	\$50,000

**RECOMMENDATION:** that the 12-month extension clause, of the current lease agreement with Western Business Machines, be exercised for all but five (5) Konica copiers, at an estimated contract value of \$125,000.

*ADOPTED.*

**C5) Notice for Sale by Tender  
Wood Poles, Lumber, Timbers, Pipe  
(File No. CC 1250-1)**

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Attached is a copy of a Notice for Sale by Tender of Wood Poles, Lumber, Timbers, and Pipe.

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**C6) Direct Purchase Natural Gas Service  
(File No. CC 1000-1)**

Report of the Manager, Central Purchasing & Stores Department, February 23, 1995:

**"Background**

In 1987, the Provincial Government deregulated the natural gas industry in Saskatchewan making it possible for consumers to purchase gas directly from gas producers. The natural gas system was restructured into SaskEnergy Ltd. and TransGas Ltd. SaskEnergy was made responsible for the sale of natural gas while TransGas accepted the responsibility of providing transportation services.

Direct purchase of natural gas consists of consumers contracting directly, or through an agent, with gas producers for a gas supply at a lower rate than purchasing their gas from SaskEnergy. All consumers (direct purchase or SaskEnergy) pay a transportation fee to TransGas to transport the gas to the consumer's facilities.

On August 1, 1991, the City of Saskatoon entered into a contract for the supply of direct purchase natural gas through an agent, CEG Energy Options Inc. During the period of the agreement the price of natural gas was fixed to a predetermined rate schedule. CEG Energy Options Inc. was able to offer natural gas at a much reduced rate compared to SaskEnergy. As a result of this initiative, the City of Saskatoon has been able to save approximately \$406,000 over the term of the contract which expired October 31, 1994. (See Attachment #1)

**Current Contract**

CEG Energy Options Inc. and the City of Saskatoon negotiated a five-year supply contract (November 1, 1994 to October 31, 1999). The price for natural gas under this contract was to be determined on an annual basis on the anniversary date of the contract (November 1 of each year). In the event that a favourable rate could not be negotiated for the following year, the City reserved the option to terminate the contract on the annual anniversary date. The price for gas for the 1994/1995 year was fixed at \$1.99/GJ, with the condition that the City utilize TransGas's storage option. This agreement was adopted by City Council on June 6, 1994.

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Under the current contract effective November 1, 1994 through November 1, 1995, the City of Saskatoon projected an estimated annual saving of \$36,000. These savings were calculated based on the difference between the cost for natural gas service from CEG Energy Options Inc. versus SaskEnergy. Under direct purchase, the price paid for natural gas is fixed, although a number of variables within the pricing structure are subject to change over the contract term. These rates include the transportation, storage, and taxation rates assessed on direct purchase customers by outside agencies other than the agent.

To predict potential savings levels at the time of the 1994/1995 negotiations, a number of market assumptions had to be assessed. These assumptions are listed below:

1. Due to a lack of precedent and a continuing period of market instability, it was unlikely that SaskEnergy would reduce service rates during 1994/1995.
2. TransGas would assess an inflationary increase of 1 to 3% per annum (savings were based on a 2% TransGas increase).
3. Current storage rates would remain unchanged for the 1994/1995 contract year.

(Storage services offer the benefit to the producer of equalizing production levels through the supply of a constant volume of gas to the customer. Because of this benefit, suppliers provide lower gas rates to the consumers using storage services. During the cooling season when the natural gas load in a facility is low, the majority of the natural gas purchased from the supplier would be placed in TransGas's storage. In the heating months, natural gas supplied from the producer are supplemented by the gas reserves in storage. The monthly supply of gas from the producer is constant.)

Reduction in SaskEnergy Rates

The 1994-1995 heating season in Canada and the United States has been significantly warmer than the norm. Low demand for natural gas in North America and a large supply base, have again caused a surplus of natural gas in the market. As a result, the price for natural gas has dropped steadily throughout the 1994/1995 heating season.

Through the CEG Energy Options Inc. agreement with the City of Saskatoon, the price for natural gas is fixed on an annual basis. During the high market rates of the winter of 1993/1994, the City was protected from the full impact of the market changes until November, 1994. The impact of the high rates of 1993/1994 were reflected in SaskEnergy's increase of 9.5% in January 1994.

Now that gas rates have dropped, the same contract that protected the City from the market instability in 1993/1994 prevents the City from taking advantage of the current low rates for 1994/1995. SaskEnergy has been able to realize a large reduction in the cost for natural gas on a number of its recent supply contracts. Political and public pressure forced a re-adjustment of

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SaskEnergy's rates. On February 1, 1995, SaskEnergy reduced its supply rates by 6.5% retroactive January 1, 1995. This reduction in SaskEnergy rates effectively reduced the cost of gas services from SaskEnergy by approximately \$56,000. In addition to the SaskEnergy rate changes, TransGas also increased its rates to all direct purchase customers.

The overall net effect of all rate changes by SaskEnergy and TransGas is that the direct purchase method of gas supply is not as economically advantageous for the remainder of the 1994/1995 contract period. The City of Saskatoon will pay approximately \$20,000 more for gas service under the direct purchase program for 1994/1995, than it would have with SaskEnergy service, due to the 6.5% reduction in SaskEnergy's rate. However these rate changes will only slightly increase the 1995 gas expenditures as budget estimates were prepared in accordance with the negotiated fixed rate as of November 1, 1994.

Proposed Contract Changes

Due to the current market situation, CEG Energy Options has approached the City to change the terms of the current natural gas agreement that is in effect until November 1, 1999. The proposed changes are not to take effect until November 1, 1995. Current gas market surplus has forced producers to reduce the rates on long- and short-term supply contracts. However, speculation on the market indicates that this situation will not extend beyond 1995.

CEG Energy Options Inc. is proposing changes that would allow for the price to be fixed for three years allowing the City to take maximum benefit of current market conditions. After the three-year term, the City would have the option of extending the contract for another two-year fixed period ending November 1, 2000.

The proposed contract would guarantee a gas rate not greater than \$1.45/GJ (0.1314 \$/cu.m. based 2/1/95), a 0.44 \$ per GJ (14%) reduction from the current 1994/1995 rate. Given the current SaskEnergy rate the City would save an estimated \$94,000 in the first year of this contract. Detailed calculations regarding the saving under the proposed contract are outlined in Attachment #2 of this report.

Under this new three-year agreement, a TransGas increase of 27%, or a further SaskEnergy decrease of 11%, or any combination of the two would eliminate the future benefit of the direct purchase program. The most likely situation is that SaskEnergy will maintain or increase its current rate in the following years, thereby maintaining the benefit of direct purchase. TransGas is expected to assess inflationary increases of approximately 3% per annum for the term of the contract. Under these conditions, the effect would reduce the savings available under the program by approximately \$6,500/year.

Given our assumptions, if City Council accepts the proposed revisions to the current direct purchased natural gas contract, the net projected savings for the three-year term are \$260,000.

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When combined with the already accumulated savings under the Direct Purchase Natural Gas Program an overall saving of \$646,000 to the corporation since August 1, 1991, will be realized."

- RECOMMENDATION:**
- 1) that City Council give authorization to CEG Energy Options Inc. to arrange for the supply of natural gas for the existing program facilities at a price not to exceed \$1.45/GJ, for a three-year period beginning November 1, 1995. The new supply arrangements will also include a two-year option period, following the initial fixed price term, subject to ongoing cost savings through the Direct Purchase Gas Program, at that time; and,
  - 2) that the City Commissioner and the City Clerk be authorized to execute a revised Natural Gas Agency agreement and TransGas renewal agreement, as approved by the City Solicitor under the Corporate Seal.

*ADOPTED.*

**C7) Renewal of Taxicab Loading Zone Stands  
(File No. CC 307-2)**

Report of the City Treasurer, February 23, 1995:

"City of Saskatoon Traffic Bylaw No. 7200, provides for Taxicab Loading Zone Stands by recommendation of the City Engineer to City Council.

The following taxicab firms require renewal of the Taxicab Loading Zone Stands noted below for the period January 1, 1995, to December 31, 1995.

Saskatoon Radio Cab Ltd.

Senator Hotel (21st Street)	\$1,120.00
The Bus Depot (23rd Street) - 2	<u>2,240.00</u>
	<u>\$3,360.00</u>

United Cabs Limited

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Bessborough Hotel (Spadina Crescent)	\$1,120.00
Midtown Plaza (1st Avenue) - 2	2,240.00
King George Hotel (23rd Street)	1,120.00
Ramada Renaissance (20th Street)	1,120.00
OK Economy Store (3rd Avenue)	<u>1,120.00</u>
	<u>\$6,720.00</u>

Rates for taxicab stands are set out in Bylaw No. 7200, and are consistent with current parking meter rates.

The renewal requests have been reviewed with the City Engineer who advised that no problems have been experienced with these Taxicab Loading Zone Stands in the past year, therefore, renewal is recommended."

**RECOMMENDATION:** that the request for renewal of Taxicab Loading Zone Stands by Saskatoon Radio Cab Ltd. and United Cabs Limited, for the period January 1, 1995, to December 31, 1995, as outlined above be approved.

*ADOPTED.*

**Section D - Services**

**D1) Routine Reports Submitted to City Council**

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$1,199,225.73 (File No. CC 1530-2)	February 9, 1995	February 13, 1995
Schedule of Accounts Paid \$4,723,757.49 (File No. CC 1530-2)	February 10, 1995	February 15, 1995
<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid	February 16, 1995	February 20, 1995

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\$562,457.36  
(File No. CC 1530-2)

Schedule of Accounts Paid \$697,533.40 (File No. CC 1530-2)	February 17, 1995	February 22, 1995
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Schedule of Accounts Paid \$354,097.84 (File No. CC 1530-2)	February 22, 1995	February 27, 1995
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**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**D2) Proposed Bylaw No. 7471 - Amendment to Bylaw No. 7262  
Defined Contribution Pension Plan  
Amendments Required by Superintendent of Pensions  
(File No. CC 4730-1)**

Report of the City Solicitor, February 13, 1995:

"The Defined Contribution Pension Plan for Seasonal and Non-Permanent Part-Time Employees was amended by way of amending Bylaw No. 7389 consequent upon the coming into force of *The Pension Benefits Act, 1992*. That Bylaw was submitted to the Superintendent of Pensions and Revenue Canada for approval.

As a result of the review by Revenue Canada and the Superintendent of Pensions, certain further amendments to the Plan are required. The required changes are as follows:

1. Section 7(4) of the existing Plan reserves the right to pay annuities from the Fund. The Superintendent advises that the Fund would have to have a defined benefit provision to have such an option;
2. Section 8 (Death Benefits) must state that the spouse of the deceased member is entitled to the benefit payment;
3. Sections 9(3) and 10(3) must specify a 60% surviving spouse benefit;
4. The form of survivor benefits under Section 10(3) is not acceptable. A joint and survivor

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benefit under a money purchase provision cannot provide for a guarantee period.

Proposed Bylaw No. 7471 incorporates the required changes. This matter was considered by the Board of Trustees who resolved that this office draft the required Bylaw amendment and submit it to City Council for approval."

**RECOMMENDATION:** that City Council consider proposed Bylaw No. 7471.

*ADOPTED.*

**D3) Report on the Organization  
Recovery Process  
(File No. CC 4690-7)**

Background:

Our organization has experienced a number of difficult times in the recent past. It was clear, to both the nine member unions of the Association of Civic Employees (A.C.E.) and Senior Administration, that the only way to move ahead was to work together. After researching other organizations, we selected a joint venture process. This is the approach used by organizations such as Saskatoon Chemicals and SaskEnergy. Mac Roberts from Mac Roberts and Associates has been instrumental in assisting these organizations to rebuild relationships, strengthen the organization, and improve public image.

To facilitate that process, we participated in a two-day workshop on February 21 and 22, 1995. The specific objectives were to:

- 1) Begin to clarify the current opportunities and issues facing us.
- 2) Identify some of the barriers which will delay progress.
- 3) Provide an opportunity for improving relationships.
- 4) Improve our understanding of the concept of "Change", with respect to our organization, and ourselves as individuals.
- 5) Identify some common goals in which we can together strive to achieve.
- 6) Identify an action plan for continuing this process.

Results:

The outcome was extremely positive. Working in subgroups and the large group, we identified our current strengths, weaknesses, and common goals which we believe we can work towards. These goals are:

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- 1) To increase the level of trust and communication within the organization.
- 2) To improve our public, organizational, and self-image.
- 3) To ensure we have a healthy and safe workplace.
- 4) To work towards employment security.
- 5) To provide quality service.
- 6) To create a climate for involvement of employees in decision making.
- 7) To maximize employee potential.
- 8) To improve labour relations with union and management as strategic allies.
- 9) To work to resolve outstanding issues resulting from the labour dispute.

The following principles will guide us in reaching these goals:

- 1) Training/Development -- we will continuously improve the skills of our people in an equitable manner.
- 2) Safety -- we will not compromise the safety of employees and customers.
- 3) Communications -- we have a commitment to open, honest, two-way communication and regular sharing of information to explore all issues and opportunities.
- 4) Joint Process -- decisions affecting the workplace will be made by management/union representation through a joint process. The process will encompass mutual respect, consideration and sensitivity.
- 5) Evaluating the Process -- we shall regularly evaluate the process, to ensure it is good for employees, the business, and our customers.

Next Steps:

It was concluded that a joint union/management committee is necessary to work towards achieving these goals.

**RECOMMENDATION:** in keeping with the direction of City Council, we ask City Council to endorse the organization recovery process, its goals and principles, and the formation of a joint union/management committee.

*ADOPTED.*

**REPORT NO. 4-1995 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

Composition of Committee

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Councillor K. Waygood, Chair  
Councillor R. Steernberg  
Councillor P. Roe

**1. Communications to Council**

**From: Jerome White  
White's Pharmacy Ltd.  
Date: January 9, 1995  
Subject: Requesting replacement of the trees  
on the south front of White's Pharmacy  
on Eleventh Street and Avenue L South  
(File No. CK. 4139-4)**

City Council, at its meeting held on February 13, 1995, considered the attached January 9, 1995, request from Mr. Jerome White of White's Pharmacy Ltd. for the removal and replacement of two City-owned boulevard trees on the south side of his business on Eleventh Street West. Council referred the request to the City's Administration for a report.

Your Committee has considered the following report of the General Manager, Civic Buildings and Grounds Department, dated February 6, 1995:

"Mr. White has, on previous occasions, asked the Civic Buildings and Grounds Department's staff to remove two trees which are located on the boulevard in front of White's Pharmacy at the corner of Eleventh Street West and Avenue L South. In his recent correspondence, he has identified three reasons for wanting these trees removed:

- His primary concern is that the trees are blocking the view of his store from the street -- in particular, that they are screening the new canopy and sign on the front of his store. Therefore, he suggests replacing them with smaller six-foot trees in front of the doorway.
- He believes that the 'tree sap and droppings' will affect his new light-coloured canopy.
- He suggests that cars cannot be parked next to his store because the trees make it difficult to open the cars' doors.

Your staff have examined the site and the trees adjacent to White's Pharmacy; they have considered Mr. White's request in relation to the provisions of City of Saskatoon Policy C09-011 (Trees on City Property). Section 3.3 of this Policy identifies the conditions under

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which requests to remove trees on the City's property (e.g. boulevards) will be approved. In order of importance, trees will be removed when they:

- a) pose a public hazard,
- b) interfere with overhead utility-lines,
- c) have a disease, and
- d) involve circumstances which affect the trees' general care.

Furthermore, Section 3.3 (a) of the Policy specifically states that 'trees shall not be pruned, trimmed, or removed for the purpose of opening up views from private property'.

The purpose of this Policy is to ensure that the benefits from City-owned trees accrue to the community as a whole, while also protecting the public from hazardous trees and securing the health of our urban forest by removing diseased or dying trees. The removal of large healthy trees of appropriate boulevard-species results in a loss to the entire neighbourhood. The benefits of these trees include providing shade, oxygen, and beauty to the urban environment.

Through the provisions of City of Saskatoon Policy C09-011, your staff feels strongly that the City is taking a realistic, prudent, and reasonable approach to preserving its mature trees and to perpetuating Saskatoon's urban forest. For Saskatoon to retain its mature forested neighbourhoods and tree-lined streets and to ensure that future generations can enjoy the same level of environmental amenities, the City must protect all trees that are considered valuable and must take every possible opportunity to replace them if they are considered a hazard.

There are two large American Elms located on the boulevard along the portion of Eleventh Street West that is in front of White's Pharmacy. Both trees are desirable species for an urban boulevard and are in a healthy condition. Their crowns are now well above the adjacent building's canopy; only their trunks are causing an obstruction.

New and smaller trees, which have been requested to replace the existing trees, will have a lower leaf-canopy. As they grow over the next five to ten years, their crowns will cause more obstruction than the existing trees.

The 'tree sap and droppings' are actually excretions which are called honeydew. They are a result of aphids who are feeding on the leaves of the trees. Aphids are found in all trees throughout Saskatoon and they do not affect the long-term health of the tree. Therefore, we do not remove trees which have aphids feeding on them.

We agree that the trees pose an inconvenience to vehicles that are parked along the street. However, this inconvenience also occurs in the Downtown area and in other business

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districts where parallel parking is permitted next to the boulevard trees. In most instances, there is still opportunity to stop a car and to exit from the passengers' side if the automobile is parked in a position (i.e. forward or back from the tree) which allows the door to be opened.

Taking into consideration the provisions of City of Saskatoon Policy C09-011 and the circumstances in other business areas where there are boulevard trees, your staff can not support the request to remove the two elm trees in front of White's Pharmacy on Eleventh Street West."

**RECOMMENDATION:** that the request to remove and to replace the two elm trees on the south side of White's Pharmacy, which is located on the corner of Eleventh Street West and Avenue L South, be denied.

*Pursuant to earlier resolution, Item A.26) of "Communications" was brought forward and considered.*

*Moved by Councillor Waygood,*

*THAT Mr. White be heard.*

*CARRIED.*

*Mr. Jerome White, White's Pharmacy Ltd., addressed Council regarding the request for the removal of trees in front of White's Pharmacy.*

*IT WAS RESOLVED: 1) that the request to remove and to replace the two elm trees on the south side of White's Pharmacy, which is located on the corner of Eleventh Street West and Avenue L South, be denied; and*

*2) that the Administration be instructed to meet with Mr. White to discuss appropriate alternatives to alleviate his concerns.*

**2. Plan Saskatoon Project  
Public Participation Program  
(File No. CK. 4110-3-1)**

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Report of the City Planner, February 10, 1995:

"The Plan Saskatoon Project involves a comprehensive review and update of the City's Development Plan and Zoning Bylaw. The first step in this process involves an intensive public-participation program that will begin in March of this year and will consist of the following elements:

Information Brochure

Beginning the week of March 1, 1995, a brochure will be distributed to all households and businesses through the City's utility-billing system. A full distribution cycle takes about four weeks and reaches about 76,000 addresses. The brochure will describe the objectives of the project and will outline how any person or group may get involved.

Bus Boards

Beginning on March 1, 1995, and continuing until the end of the month, twelve advertising boards will be placed on the City's buses. Plan Saskatoon's logo and phone number will be prominently displayed.

Issues Workbook

A key component of the public-participation program will be the Issues Workbook which will provide background information and which will encourage people to provide their opinions on many important land-use and development issues. Beginning the week of March 20, 1995, the Workbook will be sent out to about 200 institutional, community, and business groups in the city. Displays will be set up at all branches of the Public Library, where Workbooks will also be available. All interested persons or groups will be encouraged to obtain a Workbook. The brochure, which will be sent with the utility bills, will inform residents of the Issues Workbook and how to obtain a copy.

Response Forms

Each Issues Workbook will contain a response form. This form will provide the public with a simple method of submitting their comments. While all information which is received during the public-participation program will be welcomed and taken into account, the response form may help people and groups to focus and to articulate their thoughts and opinions. The form will also be helpful to the Planning and Construction Standards Department's staff in compiling and presenting results in a meaningful way.

News Release

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A news release and media conference will be held during the week of March 20, 1995. The objectives of the project will be explained and both the general public and the news media will be encouraged to take part in the consultation process.

Programming on Shaw Cable 10

Beginning the week of April 12, 1995, a series of video programs will be broadcast on Shaw Cable 10. A different program will be presented each week, for a total of eleven consecutive weeks. The videos originate from a variety of sources and will cover many important city-planning issues. It is hoped that these programs will generate interest, provide information, and provoke further public discussion on our city's future.

Plan Saskatoon 'Hotline'

A "Plan Saskatoon Hotline" telephone number, 975-CITY (2489), will be in operation as of March 1, 1995. The system will provide information on the project and on how to participate and will facilitate the obtaining of public-input on specific issues.

Facilitating the Discussion

The Planning and Construction Standards Department's staff are always available to make presentations and to assist persons and groups in their discussion of the various planning issues. Facilitators will also be provided if groups or organizations require third-party assistance in formulating and articulating their views.

Conclusion

The public-participation phase of the Plan Saskatoon Project is expected to conclude on June 30, 1995. We hope that all response forms and other submissions will be received by this time. The results will be summarized in a 'directions document' that will be presented to City Council in the fall of this year. If it is endorsed by City Council, the document will form the basis for drafting Saskatoon's new Development Plan."

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

- 3. Request for 5% Funding from the Social Housing Reserve for Bethany Manor, 110 LaRonge Road**

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(File No. CK. 225-41)

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Your Committee has considered the following report of the Chair of the Social Housing Advisory Committee, dated February 13, 1995, regarding the above matter:

"During its February 8, 1995 meeting, the Social Housing Advisory Committee considered an application from Bethany Manor for a five (5) percent contribution, under the Reserve for Capital Expenditures Bylaw, towards the capital cost of the following project:

Location:	110 LaRonge Road (Location Map attached)
Number of Units:	28 suites 1 houseparent suite
Development Type:	Assisted Living Housing
Project Cost:	\$1,800,000 (estimated)

The proposed units are not intended to be geared to any particular income but rather to those who are in need of assisted living. The units would be tailored to persons that require a lighter level of care than that found in Special Care Homes. In this regard, one houseparent unit will be provided where 24 hour assistance will be available if required. The rent charged for the units will be market rent.

Section 37(3) of the Reserve for Capital Expenditures Bylaw (Social Housing Reserve) states that:

"The funds in this Reserve shall only be used for capital expenditures to increase the availability of suitable and affordable housing units for low income individuals and families."

The Social Housing Advisory Committee not only supports expenditures being earmarked for low income individuals and families as set out in the Capital Reserve Bylaw but further feels that within this group the greatest emphasis should be on low income single parent families. It is the Committee's intent to direct as much support as possible toward this target group.

The Committee reviewed the request from Bethany Manor and assessed it against the objectives of providing housing for low income individuals and families, especially single parent families. Discussion with representatives of Bethany Manor and receipt of additional information from Bethany Manor as set-out in the attached letter, has led the Social Housing Advisory Committee to the following conclusions:

The project is a unique form of housing (assisted living) that will be a real asset to our City and provide a form of housing that will certainly be needed. However, the project meets a

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target group (assisted living) that is different from the target group that the Capital Reserve Bylaw and SHAC are focussing on (low income individuals and families - especially single parent families.)

As such, the Social Housing Advisory Committee recommends that the request from Bethany Manor for 5% funding from the Social Housing Reserve be denied as it does not conform to the Capital Reserve Bylaw or the policies of SHAC."

**RECOMMENDATION:** that the request from Bethany Manor for 5 percent funding from the Social Housing Reserve for the construction of 29 suites at 110 LaRonge Road be denied.

*ADOPTED.*

*Pursuant to motion by Councillor Birkmaier and carried by a majority of Council members, the hour of the meeting was extended beyond 10:30 p.m.*

**4. Social Housing Advisory Committee Annual Report - 1994  
(File No. CK. 225-41)**

Report of the Chair, Social Housing Advisory Committee, February 1, 1995:

"At its meeting held on May 23, 1989, City Council adopted Clause 5, Report No. 20-1989 of the Planning and Development Committee which was to establish a Social Housing Advisory Committee. The Committee's Terms of Reference are:

- 1) To monitor and advise the Planning and Development Committee on the distribution and availability of existing social housing units in Saskatoon;
- 2) To provide advice to the Planning and Development Committee on the present and future needs in Saskatoon for social housing units and on the ways and means by which the City of Saskatoon can facilitate the meeting of those needs;
- 3) To make recommendations to the Planning and Development Committee on issues and initiatives that the City of Saskatoon should be taking to improve the distribution and availability of affordable housing for residents of Saskatoon; and
- 4) To facilitate the co-ordination and co-operation of various agencies and organizations in Saskatoon who are interested in improving the provision of social housing in Saskatoon.

In response to the above Terms of Reference, SHAC developed a Work Plan for 1994

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which concentrated on the following initiatives:

1) Assisting Habitat for Humanity

In 1994 monies were set aside in the Social Housing Account for the purpose of donating a lot for Habitat for Humanity. A house was constructed in 1994 on Borden Place through this program and it is a program that the SHAC continues to support.

2) Supporting Innovative Housing Projects

SHAC worked quite closely with the Women's Resource Cooperative in an attempt to deliver some badly needed second state housing units. These efforts culminated in the SHAC recommending approval for a 5% grant under the City's Innovative Housing Policy to permit Interval House to construct 12 units on 10th Street.

In 1994 SHAC also worked with SaskNative Rentals Inc. in an attempt to deliver housing units targeted at Aboriginal Seniors. These efforts culminated in SHAC recommending approval, under the City's Innovative Housing policy for a 5% grant to assist SaskNative Rentals Inc. in constructing 6 units at 3480 Fairlight Drive.

3) Reviewing the Idea of Establishing a Municipal Non-Profit Housing Corporation

A sub-committee of SHAC was established in 1994 to investigate the idea of establishing a Municipal Non-Profit Housing Corporation. The focus of the meetings were to determine a statement of purpose and the feasibility of incorporating a non-profit municipal housing corporation. It was decided in the short term that it was not necessary to become incorporated. The following statement of purpose was adopted:

"The Saskatoon Non-Profit Housing Committee will be an organization to facilitate the delivery of social housing units in the City of Saskatoon by:

- a) being a resource for individuals and non-profit organizations to obtain funding for affordable housing units. By facilitating any available government financing, grants can be given for capital costs, land acquisitions or assistance in affordable home ownership;
- b) actively research the trends in social housing needs both locally and nationally as well as models of delivery;
- c) to establish a foundation."

It was also recommended that the City investigate the possibility of allocating

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resources to assist in fulfilling the objectives and ultimately working towards the establishment of a Municipal Non-Profit Housing Corporation.

4) Promoting the Outreach Program

The purpose of an outreach initiative as a component of SHAC is to attempt to better understand and communicate with other organizations interested in, and involved in, the provision of social housing within the City. In 1994 SHAC held a special joint meeting between SHAC and the Community Action Group on Poverty Reduction which was a significant step toward understanding some of the common goals and investigating strategies to bring about more stable housing. SHAC will pursue the idea of facilitating some low key community forums in 1995.

5) Defining Target Groups

SHAC undertook a review of various groups in need of housing. Through the use of the Neighbourhood Profiles and other information sources, SHAC determined that the greatest need was primarily for family housing targeted at single parent households with an added focus on those of aboriginal descent.

6) Making Application for an ACT Grant

The Planning and Construction Standards Department, on behalf of SHAC, submitted a comprehensive application to the Federal Government for an Affordability and Choice Today Grant (ACT) to undertake a study on Community Land Trusts. The Community Land Trusts concept is one option and could be considered to aid in the development of social housing. It was seen as an important item for consideration given that the Federal Government has almost eliminated the funding that made the social housing developments in our City possible in the past.

The Government was not able to award a grant to the City for the Land Trust Study as it was a topic that did not fit as well as others with the mandate of the ACT program.

7) Pursuing the Regina Experience as it Applies to Social Housing

SHAC organized a special meeting and invited Terry Mountjoy from the City of Regina Social Development Unit to outline the general role and mandate of the Department. Other guests were also invited to the presentation and represented the following groups and organizations:

- Community Development, Saskatoon District Health Board,
- Community Aspects of Poverty,
- Community Action Group on Poverty Reduction and

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-The Department of Social Services.

The City of Regina has placed a great deal of emphasis on dealing with social issues. Their task statement is "to facilitate and support the development of strategies to enable people in poor and disadvantaged circumstances to become self sufficient". They have allocated 8 full-time staff and the following annual budget to accomplish this task:

\$420,000	Administration
800,000	Social Development Grants
800,000	Social Capital Fund
60,000	housing operational costs for those units held jointly with the Provincial/Federal Government.

Now that the Federal Government has almost eliminated the funding, the City of Regina is looking at ways that the municipality can be more involved in ensuring continued delivery of the needed units.

8) Developing an Information Brochure

One of the SHAC objectives for 1994 was to develop an information brochure to provide the public with a better understanding of the aims and objectives of the Committee. A copy of the brochure is attached.

As the above reflects, SHAC has had an extremely busy and productive year and has set the following tasks as priorities for 1995.

1995 Work Plan

- Continue to work with grassroots organizations and facilitate a housing/community forum.
- Facilitate and seek out a potential candidate for the next housing project.
- Continue to pursue the idea of residential tax incentives for social housing and infill housing.
- Prepare a Private Landlords Rental Registry and the target group being Social Service clients.
- Develop options that can be implemented to offset the Government's elimination of the 75% funding that was previously awarded to social housing units."

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**REPORT NO. 3-1995 OF THE COMMITTEE ON COMMITTEES**

Composition of Committee

His Worship the Mayor, Chair  
Councillor D. Atchison  
Councillor D.L. Birkmaier  
Councillor M. Heidt  
Councillor A. Langford  
Councillor H. Langlois  
Councillor P. McCann  
Councillor J. Postlethwaite  
Councillor P. Roe  
Councillor R. Sternberg  
Councillor K. Waygood

**1. Appointments to Saskatchewan Place Board of Directors  
(File No. CK. 175-31)**

There are three vacancies on the Saskatchewan Place Board of Directors.

**RECOMMENDATION:** that the City's representative be instructed to vote the City's proxy at the 1995 Annual Meeting for the appointment of the following individuals to the Saskatchewan Place Board of Directors for 1995 and 1996:

Ms. Myrna Berwick  
Mr. Neil Sasakamoose  
Mr. Trevor Forrest

*ADOPTED.*

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**2. Appointments**

- **The Saskatoon Centennial Auditorium Foundation Board of Directors**
- **The Centennial Auditorium & Convention Centre Corporation Board of Directors**

**(File No. CK. 175-28)**

In accordance with Council's instructions, The Centennial Auditorium & Convention Centre has been incorporated. The Saskatoon Centennial Auditorium Foundation will remain in place as a means of accepting charitable donations.

At the 1995 Annual Meeting of both Boards, it will be necessary to appoint all members of both Boards, with half of the appointments being for one year, and the other half being for two years.

**RECOMMENDATION:**

that the City's representative be instructed to vote the City's proxy at the 1995 Annual Meeting for the appointment of the following individuals to the Saskatoon Centennial Auditorium Foundation Board of Directors and to The Centennial Auditorium & Convention Centre Corporation Board of Directors for the terms indicated:

His Worship the Mayor, to the end of 1995  
Councillor P. McCann, to the end of 1996  
Councillor R. Steernberg, to the end of 1995  
Mr. Doug Bicknell, to the end of 1996  
Ms. Julia Sauter, to the end of 1995  
Mrs. Elaine Sharfe, to the end of 1996  
Mr. Rick Day, to the end of 1995  
Mr. Arnie Shaw, to the end of 1996  
Mr. Michael Sifton, to the end of 1995  
Mr. Bob Prosser, to the end of 1996  
Ms. Pat Beck, to the end of 1995  
Mr. Dick Niemen, replacing A. Postle, to the end of 1996

*ADOPTED.*

**REPORT NO. 3-1995 OF A COMMITTEE OF THE WHOLE COUNCIL**

Composition of Committee

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His Worship the Mayor, Chair  
Councillor D. Atchison  
Councillor D. L. Birkmaier  
Councillor M. Heidt  
Councillor A. Langford  
Councillor H. Langlois  
Councillor P. McCann  
Councillor J. Postlethwaite  
Councillor P. Roe  
Councillor R. Steernberg  
Councillor K. Waygood

**1. Saskatoon Airport Authority  
(File No. CK. 175-1) \_\_\_\_\_**

Attached is a letter dated January 26, 1995, from E. Robert Stromberg, Q.C., Chair of the Saskatoon Local (Canadian) Airport Authority Planning Group, regarding the transfer of control of the Saskatoon Airport from the Minister of Transport to the Saskatoon Airport Authority.

As noted in Mr. Stromberg's letter, it is customary for the municipality which the Authority serves to make an economic contribution. The Authority has requested that the City provide, as its contribution, services of the City Solicitors' Office. The cost to the Authority of equivalent legal services has been estimated by the Authority to be approximately \$250,000.

In order to provide a senior lawyer to do the legal work required by the Saskatoon Airport Authority, it is necessary for the City Solicitor to shuffle the duties of the existing junior and senior lawyers in her office, and to hire and train a junior lawyer to carry out existing junior lawyer work.

Your Committee will report further regarding the matter of the nomination of City representatives on the Saskatoon Airport Authority.

Your Committee also wishes to publicly express its appreciation to Mr. Stromberg and the members of the Planning Committee for the work which they have done on the City's behalf.

**RECOMMENDATION:** that the Administration be authorized to include \$30,000 in additional funding in the 1995 Operation Budget, over and above the 1994 base, for the creation of a junior solicitor position in the City Solicitor's Office.

*ADOPTED.*

**REPORT NO. 1-1995 OF THE AUDIT COMMITTEE**

Composition of Committee

Councillor D. L. Birkmaier, Chair  
His Worship Mayor Dayday  
Councillor P. McCann  
Councillor R. Steernberg

**1. Canadian Comprehensive Auditing Foundation  
Literature and Video -  
'Effective Governance' and 'Effectiveness Reporting  
Framework for the Public Sector'  
(File No. CK. 1600-1)**

Report of the City Auditor, February 6, 1995 (excerpt):

"At the Audit Committee meeting held on January 16, 1995, Councillor Birkmaier questioned whether the City Auditor could make a presentation to the Committee and to organizations such as the School Boards, Public Library, University of Saskatchewan, Community Health Unit, Rural Municipality of Corman Park, etc., regarding the Canadian Comprehensive Auditing Foundation's video on 'In Search of Effective Governance' and companion literature on 'Effectiveness Reporting'. The Committee subsequently resolved:

**'that the City Auditor be requested to report back on this matter at the February meeting'.**

The video and literature referred to by Councillor Birkmaier were released by the CCAF in January 1995. The Foundation's governance and effectiveness reporting package:

- touches on the roles and responsibilities of governing bodies;
- introduces six characteristics of effective governance;
- suggests twelve attributes as a basis for reporting information on an organization's or program's performance at a level that is meaningful to governing bodies and that can be substantiated and audited; and,
- includes a 'Governance Information Check-up' brochure designed to help

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members of governing bodies determine what performance information they require to fulfil their governance and accountability obligations.

Audit Services has on its agenda for 1995, provision to introduce a 'cyclical program re-justification reporting process' which will involve a thorough re-examination and re-rationalization of each program and related service levels every three to five years. The CCAF's effectiveness reporting attributes provide an excellent framework for re-justification reports. Implementation of the program re-justification reporting process will also entail some modifications to the program overview process; a process that is recognized both nationally and internationally as one of the most progressive and innovative accomplishments in effectiveness reporting. The modifications will ensure that City Council receives the right information in an appropriate format to fulfil its governance and accountability obligations.

The CCAF's characteristics of effective governance and effectiveness reporting attributes can also be applied to other levels of government and non-profit organizations. As such, they would be equally relevant to the organizations referred to by Councillor Birkmaier. As a member of the Foundation's Research Committee, I have a commitment over the next one to two years to meet with other governing bodies -- in particular, civic boards, the School Boards, the University of Saskatchewan, and the Saskatoon District Health Board -- to discuss CCAF's governance principles and effectiveness reporting attributes.

The approach each would take to implement the framework would undoubtedly vary from one organization to another. As such, I would suggest that separate presentations be held for each of these governing bodies and that they take place sometime after the City successfully completes application of the twelve attributes in the preparation of several program re-justification reports. This would give us the decided advantage of being able to demonstrate tangible benefits to the governance process derived from a concise, yet comprehensive, effectiveness reporting framework."

The following are the twelve CCAF effectiveness reporting attributes that were introduced by the City Auditor:

- 1) **Management Direction** - the extent to which the objectives of the City, its component programs or lines of business, and its employees, are clear, well-integrated and understood, and appropriately reflected in the organization's plans, structure, delegations of authority and decision-making processes.
- 2) **Relevance** - The extent to which a program or line of business continues to make sense in regard to the problems or conditions to which it is intended to respond.
- 3) **Appropriateness** - The extent to which the design of a program or its major

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components, and the level of effort being made, are logical in light of the specific public policy objectives to be achieved.

- 4) **Achievement of Intended Results** - The extent to which public policy objectives have been realized.
- 5) **Acceptance** - The extent to which the constituencies or customers for whom a program or line of business is designed, judge it to be satisfactory.
- 6) **Secondary Impacts** - The extent to which other significant consequences, either intended or unintended and either positive or negative, have occurred.
- 7) **Costs and Productivity** - The relationships among costs, inputs, outputs and outcomes.
- 8) **Responsiveness** - The City's or program's ability to adapt to changes in such factors as markets, competition, available funding or technology.
- 9) **Financial Results** - The matching of, and the accounting for, revenues and costs and the accounting for and valuation of assets, liabilities and equity.
- 10) **Working Environment** - The extent to which the City, department or program provides an appropriate work atmosphere for its employees, provides appropriate opportunities for development and achievement, and promotes commitment, initiative and safety.
- 11) **Protection of Assets** - The extent to which important assets, such as sources of supply, valuable property, key personnel, agreements, and important records or information, are safeguarded so that the City or program is protected from the danger of losses that could threaten its success, credibility, and continuity.
- 12) **Monitoring and Reporting** - The extent to which key matters pertaining to performance and organizational/program strength are identified, reported, and carefully monitored.

Your Committee has reviewed the video on "Effective Governance" and the companion literature on "Effectiveness Reporting"; has requested a further report from the City Auditor on an appropriate model for reporting organizational/program performance; and has deferred the matter of making presentations of the CCAF governance principles and effectiveness reporting framework to other organizations to the fall of 1995.

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**RECOMMENDATION:** that the CCAF effectiveness reporting attributes outlined in the above report, be adopted as a general framework for the governance information reporting model.

*ADOPTED.*

**2. Follow-up Audit Report  
Water Treatment Plant: Buildings and Grounds Program  
(File No. CK. 1600-9)**

Report of City Auditor, January 11, 1995:

"Included in the mandate of the Audit Services Department is the requirement to follow up on comprehensive and financial audits previously carried out by our department. The purpose of follow-up reports is to confirm that action committed to by management, as outlined in the implementation plan, has been carried out.

The final audit report of the Buildings and Grounds Program of the Water Treatment Plant was issued on April 23, 1991. Attached is a status report which consists of the initial action proposed by management, planned implementation date and the current status. The current status was completed by program management and verified by Audit Services.

Audit Services' verification of the current status consisted of review and evaluation of substantiating materials (e.g. Departmental Strategic Plan, Comprehensive Maintenance Program prepared by the Civic Buildings and Grounds Department, Position Performance Standards, etc.) and discussions with the Plant Manager. Audit Services assessed those instances where the action taken was different from the action originally planned (see Action Nos. 3 and 12); we support the alternative action taken in both cases.

**It is the opinion of Audit Services that management has fairly represented the current status of the implementation plan.** We commend management for implementing most of the actions proposed in a timely and comprehensive manner and we acknowledge the extensive work performed by the Civic Buildings and Grounds Department, which has helped management to implement the actions proposed. Audit Services will schedule a second follow-up audit for early in 1996 to monitor the progress of those actions that are still in progress."

Members of City Council should note that copies of the Comprehensive Audit Report of the Water Treatment Plant's Buildings and Grounds Program may be obtained, upon request, from the Audit Services Department."

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Your Committee and the Works and Utilities Committee have reviewed this report.

**RECOMMENDATION:** that the above follow-up audit report and the attached status report for the Comprehensive Audit of the Water Treatment Plant's Buildings and Grounds Program be received as information.

*ADOPTED.*

**REPORT NO. 4-1995 OF THE BUDGET POLICY AND PLANNING COMMITTEE**

Composition of Committee

Councillor H. Langlois, Chair  
Councillor P. McCann  
Councillor M. Heidt  
Councillor J. Postlethwaite  
Councillor K. Waygood

**1. FCM Membership Renewal - 1995  
(File No. CK. 155-2)**

Attached is a copy of Invoice No. 4738 from the Federation of Canadian Municipalities respecting Membership Renewal for the City of Saskatoon for the period April 1, 1995 to March 31, 1996 in the amount of \$17,861.57. The 1994 Membership cost was \$17,861.57.

Your Committee has considered this matter and

**RECOMMENDS:** that the payment of the FCM membership for the period April 1, 1995 to March 31, 1996, in the amount of \$17,861.57, be approved.

*ADOPTED.*

**REPORT NO. 2-1995 OF THE LAND BANK COMMITTEE**

Composition of Committee

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Councillor D. L. Birkmaier, Chair  
Councillor H. Langlois  
Councillor K. Waygood  
His Worship the Mayor  
City Commissioner  
Director of Finance  
Director of Works and Utilities  
Director of Planning and Development

**1. Price Reduction on City-Owned Lots  
Westview, Dundonald, Confederation and Fairhaven Subdivisions  
(File No. CK. 4214-2)**

Report of Director of Planning and Development, February 7, 1995:

"In an attempt to stimulate sales in 1992, City Council reduced the prices of City-owned residential lots in the Confederation, Dundonald, Fairhaven, and Westview Subdivisions. On December 21, 1992, City Council extended these price-reductions for another twelve months. A further review occurred on December 20, 1993, when City Council resolved:

- 1) that the price-reductions which were approved by City Council on December 21, 1992 for residential lots in the Westview, Dundonald, Confederation and Fairhaven Subdivisions be extended for another twelve months; and**
- 2) that the Land Manager provide City Council with a further report on the sale of these lots prior to the completion of this twelve-month period'.**

The reductions applied to about 250 City-owned lots on Saskatoon's west side. Most of these lots had been in the City's inventory for between five and fifteen years. Various attempts had been made to make these lots more saleable (e.g. areas were rezoned, lots were resubdivided, prices were frozen). None of these actions were effective in attracting buyers to these areas.

Prior to implementing the price-reductions in 1992, about 15% of the sales of City-owned lots occurred in the above-noted west-side subdivisions. With a serviced inventory of about 250 lots, the City had at least an eight-year supply of lots which were available for sale. These lots represented a significant financial investment in servicing costs which the City was not recovering in a timely fashion. With subsequent increases in the servicing rates, many of these lots were being priced above their current market value (i.e. the prepaid-

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services charges on these lots were higher than the market price for comparable lots in these subdivisions). Therefore, price-reductions (which included reducing the applicable prepaid-services charges) were needed to maintain the competitiveness of the City's lots within the existing marketplace.

City Council has been monitoring the impact of the price-reductions on a annual basis. The reductions have stimulated the sales of these lots and therefore, were extended by City Council to the end of 1994. The following February 7, 1995, report from the Land Manager reviews the City's experience in selling its inventory of lots in the Westview, Dundonald, Confederation, and Fairhaven Subdivisions and recommends a course of action for 1995:

The price reductions on the City-owned lots in the Confederation, Dundonald, Fairhaven, and Westview Subdivisions were initially implemented on March 30, 1992. In 1991 and prior to the implementation of the reductions in 1992, no lots had been sold in these Subdivisions. The following table shows the residential-lot sales in these Subdivisions from January 1, 1990, to December 31, 1994, as well as the current inventory of lots for sale. The table indicates that the sales in these areas recovered significantly after the prices were reduced.

	1990	1991	1992	1993	1994	Current Inventory
Confederation	0	0	2	0	1	16
Dundonald	3	0	11	13	32	74
Fairhaven	3	0	2	12	3	35
Westview	0	0	0	1	2	50
Total	6	0	15	26	38	175

With the exception of the additional reductions which are proposed later in this report, the Land Department's staff recommends extending, for another twelve months, the price-reductions which City Council approved on December 20, 1993, for the City-owned lots in the Westview, Dundonald, Confederation, and Fairhaven Subdivisions.

While the reduced prices have had an overall positive impact on lot-sales in these Subdivisions, certain lots remain unattractive to the market because of site-specific locational factors, such as their proximity to multi-family development and being situated on streets with high traffic-volumes. In an attempt to generate more interest in these less desirable lots, the Land Department's staff is proposing to market, more aggressively, twenty-three such lots within the Westview and Dundonald Subdivisions for an initial twelve-month period. The proposed marketing strategy will be targeted at both builders and individuals.

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For qualified builders, this strategy includes a further reduction of lot-prices by grouping 19 lots into four packages. We will also include incentives to builders to operate a showhome, in accordance with City of Saskatoon Policy C09-010 (Residential Lot Sales -- Showhome Policy). Another four lots will be available, at the further reduced prices, to individuals wishing to construct a principal residence for themselves.

For builders and individuals, this strategy will offer lots with a lower land-cost per unit. Builders will also have the opportunity to control several lots for marketing their particular product. To ensure the construction of a good quality product and as a condition of the sales-agreement, builders will have to provide the Land Department with plans of what they intend to construct. Your staff will review these plans with respect to the following development-conditions:

- only two of the same style of unit will be allowed within each lot-package, and
- no two units of the same style will be constructed next to each other.

In 1992, when the lot-prices were initially reduced in the Westview and Dundonald Subdivisions, the land-component of the City's price was reduced to zero and the prepaid-service charges were reduced from \$1,225.03 per front metre to an average of \$850.00 per front metre. Because of higher servicing costs in the Westview Subdivision, the municipal portion of the property taxes that were collected on the lots which were sold in this Subdivision was credited to the associated prepaid-services accounts for a five-year period; this action served as compensation to these accounts for the impact of reducing the servicing charges.

In order to lower further the prices of 23 lots in the Westview and Dundonald Subdivisions, another reduction in the prepaid-services charges for these lots, from an average of \$850.00 per front metre to an average of \$465.00 per front metre, is required. For example, the price of a typical 16.75-metre lot will drop from \$16,104.38 to \$9,333.19. On the builders' packages and on specific lots for individuals, the proposed pricing is as follows:

	Legal Description	Sale Price
Builder Package #1 Bowman Crescent in Dundonald (5 Lots)	Lots 115 to 119, Block 962, Plan 84-S-24442	\$47,512.50
Builder Package #2 Junor Avenue in Westview (5 Lots)	Lots 40 to 44, Block 456, Plan 86- S-19448	\$34,440.00
Builder Package #3 Hall Crescent in	Lots 1 to 5, Block 456, Plan 86-S-19448	\$48,867.00

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Westview (5 Lots)	86-S-19448	
Builder Package #4 Hall Crescent in Westview (4 Lots)	Lots 6 to 9, Block 456, Plan 86-S-19448	\$43,732.50
Lots for Individuals Hall Crescent in Westview (3 Lots)	Lots 9, 11, and 13, Block 455, Plan 86-S-19448	\$10,211.25 per lot for Lots 9 & 11; \$10,494.75 for Lot 13;
Bowman Court in Dundonald (1 Lot)	Lot 111, Block 962, Plan 84-S-24442	\$9,161.25 for Lot 111

Attached are further details on the price-reductions, as well as maps which identify the location of the 23 lots.

The Engineering Department has agreed to reducing the prepaid-services charges for the six lots which are located in the Dundonald Subdivision. No compensation to the associated prepaid-services accounts will be required. However, such compensation will be required for the 17 lots in the Westview Subdivision. This compensation to the associated prepaid-services accounts is estimated at \$80,000 and will be financed from the Property Realized Reserve.

The primary objective of the marketing strategy for the Westview, Dundonald, Confederation, and Fairhaven Subdivisions (i.e. both extending the past price-reductions and further reducing the prices on 23 lots in the Westview and Dundonald Subdivisions) is to sell the City's current inventory of lots which have been available for sale for a significant period of time. We hope that these neighbourhoods' overall appeal will increase when houses are built on the vacant lots. The City will benefit through increased property taxes, a recovery of some of its investment in servicing the lots, and no longer having to maintain these vacant parcels of land. If this strategy is successful in these areas, we will examine the possibility of taking the same action in other subdivisions where City-owned lots have been in our inventory for a very long period of time.

If this strategy is approved, the 23 lots will be advertised and offered for sale through a lot-draw. If they do not sell during this process, these lots will be added to the Land Department's price-list and will be sold over-the-counter and on a first-come, first-served basis."

Your Committee has reviewed this report and supports the price reduction proposals.

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- RECOMMENDATION:**
- 1) that the price reductions which were approved by City Council on December 20, 1993, for residential lots in the Westview, Dundonald, Confederation, and Fairhaven Subdivisions, be extended for another twelve months;
  - 2) that the proposed marketing strategy and sale of 23 lots in the Westview and Dundonald Subdivisions, at the further-reduced prices, as outlined in the above report, be approved for an initial twelve-month period;
  - 3) that any of the 23 lots which are not sold through the lot-draw process, be added at the further-reduced prices, to the list of properties for sale over-the-counter, and on a first-come/first-served basis;
  - 4) that the loss of \$80,000.00 to the associated prepaid-services accounts, which results from further reductions to the prices of the 17 lots located in the Westview Subdivision, be subsidized by a transfer from the Property Realized Reserve; and
  - 5) that the Land Manager provide City Council with a further report in February of 1996, on the sale of lots in the Westview, Dundonald, Confederation, and Fairhaven Subdivisions.

*ADOPTED.*

**2. Silverspring Subdivision  
Marketing Strategy  
(File No. CK. 4131-7)**

Report of Director of Planning and Development, February 12, 1995:

"On March 15, 1993, City Council approved a marketing strategy for certain City-owned lots in the Silverspring Subdivision. The strategy included reducing the prices of 103 selected lots, offering a volume-discount program, and participating in a joint advertising program with those builders who were operating showhomes in the Subdivision.

The City (in partnership with the University of Saskatchewan) responded to a number of issues which had created considerable uncertainty among potential buyers and real-estate agencies. This uncertainty was affecting not only the sale of serviced lots, but also the

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resale market for existing homes.

Environmental concerns with respect to the University of Saskatchewan's chemical containment facility were addressed. The former landfill for the Town of Sutherland was removed. The future preservation of the fescue prairie grasslands was clarified and construction began on the Subdivision's neighbourhood park. After taking action on each of these issues, the City needed an aggressive marketing program to attract residential-lot buyers to the area. The initiatives on pricing and showhomes were a response to this need.

From March 15, 1993, to December 31, 1994, we sold 108 lots (87 reduced-price lots and 21 non-reduced lots) in the Silverspring Subdivision. There have been 77 housing starts in this Subdivision during the same period of time. (The attached map identifies the lots which were sold.)

From these statistics, it is evident that the marketing strategy has worked very well in the interior crescents and the development of the Subdivision is again moving forward. However, we have not sold any of the price-reduced lots on the collector roads. A new strategy aimed at marketing these lots is needed to complete the sale of the first phase of the Subdivision.

Report of the Land Manager, February 10, 1995:

Background

The University of Saskatchewan is our partner in the Silverspring Subdivision and has agreed to the marketing strategy of reducing the prices on the 103 lots. This means that both the City and the University are receiving less money from the sale of these lots than the amount which is specified in our formal agreement on this land.

Under our agreement with the University, the selling prices for lots in the Silverspring Subdivision are the sum of the following components:

- prepaid-services charges,
- surveying costs,
- payback of the original land-purchase cost,
- administrative fee (2% of the selling price) to the City,
- fee (8% of the selling price) to the University, plus
- profit allowance (shared equally between the City and the University).

Therefore, from any lot-sale, the City gets back the servicing and surveying costs, the original amount which it paid to the University to acquire the land (\$5,000 per acre), an administration fee, and 50% of any profits. The University gets an 8% fee and 50% of any

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profits. The intent of this formula is that the City will recover all of its costs before any profit-sharing takes place.

Further Price-Reductions on Lots on Collector Roads

The lots on the collector roads, which were part of the original marketing strategy, have had their prices reduced. To accomplish this, the University has forgone its 8% fee and any profit-sharing on these lots; the City has forgone its 2% administrative fee and its profit-sharing. Consequently, the price of these lots currently consists of the prepaid-services charges, the surveying cost, and the payback to the City of the original cost of purchasing the land.

To accomplish a further reduction on the price of the lots on the collector roads, consideration is now being given to foregoing the City's recovery of the surveying cost and the original purchase-cost. Both of these amounts have already been paid and the costs have been charged to the Property Realized Reserve.

By foregoing the recovery of the City's surveying and land-purchase costs, the proposed lot-prices for the remaining 15 lots on the collector roads will be as follows:

Block	Lot	Civic Address	Current Price	Proposed Price
353	1	202 Konihowski Road	\$ 24,421.99	\$ 22,777.16
353	5	218 Konihowski Road	23,232.56	21,777.80
353	7	226 Konihowski Road	23,232.56	21,777.80
353	15	258 Konihowski Road	24,241.99	22,777.16
353	16	1002 Haslam Crescent	24,241.99	22,777.16
356	14	203 Rever Road	24,241.99	22,777.16
356	15	207 Rever Road	23,569.04	22,095.92
356	16	211 Rever Road	23,569.04	22,095.92
356	17	215 Rever Road	23,569.04	22,095.92
356	19	223 Rever Road	23,569.04	22,095.92
356	21	231 Rever Road	23,569.04	22,095.92
356	22	235 Rever Road	23,569.04	22,095.92
356	24	243 Rever Road	24,241.99	22,777.16
356	25	247 Rever Road	23,569.04	22,095.92
356	26	251 Rever Road	24,241.99	22,777.16

In addition to reducing the prices on the above-noted lots, we would like to approach the University to discuss reducing the prices on the balance of the collector-road lots on Rever, Konihowski, and Garvie Roads. The proposed pricing for these additional lots would be

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similar to what is now being recommended in this report for the 15 lots whose prices have already been reduced.

Volume Rebates

To further enhance the sale of all lots (i.e. not just the above-noted fifteen lots) which are located on the collector roads in the Silverspring Subdivision, we are proposing a rebate which is based on the sales-dollar volume on only those lots which are purchased on collector roads. The proposed rebate is 10% of the total dollar volume for lots purchased in 1995 on the collector roads in the Silverspring Subdivision. To qualify for this rebate, the builder must purchase collector-road lots with a total sales-dollar volume in excess of \$100,000.00.

Conclusion

The original marketing strategy for completing the sale of the first-phase of the development of the Silverspring Subdivision involved creating an interest in the unsold in-fill lots by offering them at a price that was attractive enough that the builders would risk re-entering the Subdivision. The new strategy, which is being proposed in this report, seeks to again develop the builders' interest, but this time, it's for the less desirable lots on the collector roads.

In order to market the lots in future development-phases of this Subdivision, it is very important that houses are built upon these collector-road lots as early as possible. Their appearance, as being part of a thriving subdivision, plays an important role in forming the first opinions of visitors and potential buyers of future lots who are entering the Silverspring Subdivision on these roads."

Your Committee has reviewed this report and supports the marketing strategy outlined therein.

- RECOMMENDATION:**
- 1) that the prices of the 15 selected City-owned lots on collector roads in the Silverspring Subdivision be reduced, as indicated in the above report;
  - 2) that a volume-rebate program be offered on the collector-road lots which are sold in 1995 in the Silverspring Subdivision, as indicated in this report; and
  - 3) that the Land Manager be authorized to meet with representatives of the University of Saskatchewan to

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discuss a proposed marketing strategy to reduce the prices on all other lots which are located on collector roads in the Silverspring Subdivision.

*ADOPTED.*

**3. Request to List City-Owned Land for Sale**

- **485 - 1st Avenue North**
- **313 Ontario Avenue**
- **114 - 20th Street West**
- **501 - 33rd Street West**

**(Files CK. 4215-1 and 1920-1)**

Report of Land Manager, February 8, 1995:

"On October 26, 1993, City Council considered a report regarding the demolition of 485 - 1st Avenue North (the former Palm Dairy building); this is a City-owned, tax-title property. At that time, City Council resolved, in part:

**'that the Administration report, after the demolition has been completed, on further actions with respect to selling this property'.**

During its in-camera meeting on December 13, 1994, the Legislation and Finance Committee considered a report which, in part, dealt with the status of 114 - 20th Street West, another City-owned tax-title property. With respect to this property, the Committee resolved:

**'that the property located at 114 - 20th Street West be removed from the purview of *The Tax Enforcement Act*, through the payment of all outstanding tax arrears and costs by the City, and that the Land Manager proceed to list the property for sale at the appraised value of \$50,000'.**

On December 19, 1994, the Land Bank Committee received a status report on thirteen properties, including 485 - 1st Avenue North and 114 - 20th Street West, which are owned by the City as a result of tax-enforcement procedures. This report discussed the administrative process for transferring these properties from the purview of *The Tax Enforcement Act* to the City's Land Bank in order that they may be disposed through the Land Department's normal marketing activities.

The City continues to acquire property through tax-enforcement procedures. The Land

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Department's staff will be examining the feasibility of purchasing the City's current inventory of tax-title properties for the Land Bank, determining the work that is required to make the properties saleable, and providing the Land Bank Committee and City Council with the appropriate reports and recommendations regarding these transactions. It is anticipated, however, that this process will not be completed until later in 1995.

Your staff intend to utilize, on an on-going basis, the listing services of local commercial real-estate agencies for City-owned properties that are obtained through tax-enforcement procedures. Once the requirements of *The Tax Enforcement Act* have been met, the listing of these properties through these commercial agencies will shorten the timeframe for completing a sale and returning these properties to the City's tax-roll. To provide these agencies with an equal opportunity to list these types of properties, a rotational schedule of qualified local commercial real-estate agencies will be established.

Even though the general procedures for purchasing tax-title properties for disposition through the Land Bank's operations are still being examined, your staff has identified four such properties which can now be listed for sale with a real-estate agency. Appraisals were completed for three of the four properties in 1993. The following table identifies the properties and their appraised values:

Property	Appraised Value
485 - 1st Avenue North	No Appraisal
313 Ontario Avenue	\$35,000.00
114 - 20th Street West	\$50,000.00
501 - 33rd Street West	\$32,500.00

All of the properties have been tendered for sale under the provisions of *The Tax Enforcement Act*. Only one bid was received, for the property at 114 - 20th Street West. However, this bid was not accepted because it was much lower than the tax-arrears and the associated costs which were outstanding on the property. Two of the properties, 485 - 1st Avenue North and 501 - 33rd Street West, had been tendered with the condition that the structures on these properties must be demolished. The City has since completed the required demolitions on both properties.

Your staff recommends that the above-noted four properties should be listed exclusively with Clackson Real Estate Ltd., for an initial period of six months. Under the terms of

the listing, this firm will be paid a commission of 5% of the final sale-price. After reviewing these properties, Clackson Real Estate has suggested the following listing prices:

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Property	List Price
485 - 1st Avenue North	\$145,800.00
313 Ontario Avenue	\$29,000.00
114 - 20th Street West	\$49,000.00
501 - 33rd Street West	\$28,900.00

The listing-prices for 313 Ontario Avenue, 114 - 20th Street West, and 501 - 33rd Street West are slightly lower than their previously-obtained appraised values. The suggested listing-price for 485 - 1st Avenue North is somewhat lower than the value which was placed on other land which was sold in this area in 1992. After discussing with Clackson Real Estate the current market conditions and the locational factors which affect the price of these properties, your staff agree with the suggested listing-prices."

Your Committee has reviewed this report and has determined that qualified real estate firms are contracted on a rotational basis for this type of listing.

- RECOMMENDATION:**
- 1) that 485 - 1st Avenue North, 313 Ontario Avenue, 114 - 20th Street West, and 501 - 33rd Street West be listed for sale exclusively with Clackson Real Estate Ltd., for an initial term of six months;
  - 2) that the listing prices for these properties be established, as outlined in the above report; and

- 3) that, when appropriate, the Land Manager provide the reports and recommendations to City Council that are required to approve the sale of these properties.

*ADOPTED.*

4. **Offer to Purchase City-Owned Land  
 The Most Southerly 129.622 Metres in Perpendicular  
 Width Throughout of Parcel B, all of Parcel C,  
 Parcel D and Parcel H, all in Plan No. 94-S-17318**

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**Lakeridge Subdivision  
(File No. CK. 4215-1)**

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Report of Land Manager, February 6, 1995:

"A recently-completed replotting scheme for the Lakeridge Subdivision has closed a road-allowance and has created the above-noted City-owned parcels. (See the attached map.)

With the additional land from the closed road-allowance, it is possible for the adjacent land-owner (Preston Developments Inc.) to create single-family lots which front onto Swan Crescent, Kingsmere Boulevard, and Brightwater Crescent. Preston Developments Inc. has requested to purchase the City-owned parcels for this purpose.

As an alternative to selling these parcels, the City could attempt to purchase a portion of Preston Developments' land. In your staff's opinion, it is more reasonable to sell our land to Preston Developments Inc. who has already serviced the land and who is actively subdividing land and is marketing lots in the adjacent areas of the Subdivision. A similar sale (to Carma Developers Ltd./Cairns Developers) of closed road-allowance land in the Lakeridge Subdivision occurred in 1991 and 1994.

Your staff have determined that \$6.36 per square metre is an appropriate selling price for the City-owned parcels. This is less than the price of \$8.15 per square metre which was used in the previous two sales in the area to Carma Developers. The lower price in this proposed sale recognizes that there is an abandoned sanitary sewer under part of the property, that some of the lots will front onto a busy collector roadway (Kingsmere Boulevard), and that a portion of the land cannot be created into a lot until the sanitary lift station (which is located on the adjacent parcel) is removed.

The pertinent information with respect to this proposed sale is as follows:

Legal description:	The most 129.622 metres in perpendicular width throughout of Parcel B, all of Parcel C, Parcel D, and Parcel H, all in Plan No. 94-S-17318
Total area:	3771.286 square metres (+/- 0.932 acres)
Selling price:	\$24,000 or 6.36 per square metre (including the 5% land-adminstration fee)"

**RECOMMENDATION:** that the most southerly 129.622 metres in perpendicular width throughout of Parcel B, all of Parcel C, Parcel D, and Parcel H, all in Plan No. 94-S-17318, be sold to Preston Developments Inc., for the sum of \$24,000 (\$6.36 per square metre), plus any applicable taxes.

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*ADOPTED.*

**5. Request to Sell City-Owned Land  
 Lot 1 (except that portion included in Plan 88-S-14504),  
 Lot 3 (except the most westerly 54.86 metres), and  
 Lot 4, all located in Block 911, Plan No. 79-S-43600  
 215, 245, and 303 Pinehouse Drive -- Lawson Heights Suburban Centre  
(File No. CK. 4215-1)**

Report of Land Manager, January 31, 1995:

"The City owns the above-noted three lots (approximately 1.99 hectares or 4.93 acres) on Pinehouse Drive in the Lawson Heights Suburban Area. (See the attached plan.) These lots have been for sale, over-the-counter, as M.3A-zoned land since they were subdivided and serviced in 1979. Recently, the zoning of these lots was changed from M3.A to M.3.

The change in zoning improves the marketability of the lots. As M.3-zoned land, they can now be developed for residential uses, such as townhouses and medium- and high-density residences, as well as institutional uses. Under the previous zoning, the only residential use that the land could be developed for was non-profit seniors' housing.

In order to reflect the lots' expanded development-potential, your staff are recommending that the land-component of the price for the lots should be increased from the current rate of \$95,000 per hectare to \$150,000 per hectare for Lots 3 and 4 and to \$170,000 per hectare for Lot 1. Based on the recommended land-component rates, the approved prepaid-services rate, and the approved land-administration fee, the new prices will be:

Lot 1 (1.0 ha +/-)

Land (1.0 ha. @ \$170,000)	\$170,000.00
Services	181,263.49
Land-administration fee (5.0% of land and services)	<u>17,563.17</u>
Total	\$368,826.66

Lot 3 (0.2482 ha +/-)

Land (0.2482 ha. @ \$150,000)	\$37,230.00
Services	53,470.12
Land-administration fee (5.0%)	<u>4,535.01</u>
Total	\$95,235.13

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Lot 4 (0.7456 ha +/-)

Land (0.7456 ha. @ \$150,000)	\$111,840.00
Services	158,037.73
Land-administration fee (5.0%)	<u>13,493.89</u>
Total	\$283,371.62

To provide all interested parties with an opportunity to purchase these properties, the Land Department intends to tender them with reserve bids that are equal to the above-noted recommended prices. Due to the relatively small size of Lot 3, the prices for Lots 3 and 4 will be combined and will be tendered as a single package."

- RECOMMENDATION:**
- 1) that the Land Department be authorized to sell Lot 1 (except that portion included in Plan No. 88-S-14504), Lot 3 (except the most westerly 54.86 metres), and Lot 4, all located in Block 911, Plan No. 79-S-43600 by public tender, with a reserve bid of \$368,826.66 for Lot 1 and \$378,606.75 for Lots 3 and 4; and
  - 2) that if no acceptable bids are received, the above-noted lots be added to the Land Department's miscellaneous price list for over-the-counter sale, on a first-come/first-served basis, and at the amount of the reserve bids.

*ADOPTED.*

**6. Request to Sell City-Owned Land  
Lot 15, 16 and 17, Block 911, Plan 79-S-43600  
130, 206 and 218 LaRonge Road  
Lawson Heights Suburban Centre  
(File No. CK. 4215-1)**

Report of Land Manager, February 8, 1995:

"The City owns three lots on LaRonge Road in the Lawson Heights Suburban Area. (See the attached plan.) Since 1979 when they were subdivided and serviced, these lots have been for sale, over-the-counter, as M.3A-zoned land. Because of increased demand for land which is suitable for townhouse residential-development, the lots were recently rezoned to RM(Tn). Under the previous M.3A-zoning designation, the only residential development

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that could occur on these lots was for non-profit seniors' housing.

The Land Department's staff has reviewed the prices for these lots and sees no need to alter them. In our opinion, the prices that were previously approved for the sale of these lots as M.3A-zoned land are consistent with the current market value for RM(Tn)-zoned land. The following table provides the breakdown of the prices for these lots, taking into account the current prepaid-services rate, the land-component rate, and the established land-administration fee:

Property	Prepaid Services	Land (\$95,000 per ha.)	Administration Fee (5% of services plus land)	Sale Price
Lot 15 (.7570 ha.)	\$158,662.48	\$71,915.00	\$11,528.87	\$242,106.35
Lot 16 (.7290 ha.)	\$176,928.20	\$69,255.00	\$12,309.16	\$258,492.36
Lot 17 (.5110 ha.)	\$120,428.73	\$48,545.00	\$8,448.69	\$177,422.42

On January 17, 1995, the Land Department received the attached request from the Saskatoon Mennonite Care Services Inc. (Bethany Manor) to purchase a portion of Lot 16 and all of Lot 17 to construct an 18-unit townhouse project. Bethany Manor is situated adjacent to these lots.

Using the above-noted prices, the following price has been calculated for the requested property:

Ptn. of Lot 16 (approx. 0.3256 ha.)	\$115,466.53
Lot 17	<u>177,422.42</u>
Total Sale Price	\$292,888.95

If this sale to Bethany Manor is approved, a subdivision application will be processed to create the required portion of Lot 16.

Your staff intends to offer Lot 15 and the remainder of Lot 16 (approximately 0.4034 ha.) for sale by public tender. Other parties who are interested in undertaking a townhouse development will be given the opportunity to bid on this new RM(Tn)-zoned land.

Because the remainder of Lot 16 will not meet the frontage-requirements for a dwelling group under the RM(Tn) zoning-designation, the price for this parcel will be combined with the price for Lot 15 as a single reserve bid. The two lots will be sold under the condition that they are combined by a plan of survey. Accordingly, the reserve bid is calculated as

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follows:

Lot 15	\$242,106.35
Remainder of Lot 16 (approx. 0.4034 ha.)	<u>143,025.83</u>
Total Reserve Bid	\$385,132.18

If no bids are received on these lots, your staff will subdivide the lots to create two legal RM(Tn)-zoned lots. They will then be added to the miscellaneous-properties list for sale, over-the-counter, at the amount of the reserve bid."

- RECOMMENDATION:**
- 1) that the sale of a portion of Lot 16 and all of Lot 17, Block 911, Plan 79-S-43600 to Saskatoon Mennonite Care Services Inc. (Bethany Manor), be approved for the sum of \$292,888.95, plus any applicable taxes;
  - 2) that the City Solicitor be instructed to prepare, and that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation with respect to the sale of Lot 16 and all of Lot 17, Block 911, Plan 79-S-43600;
  - 3) that the Land Manager be authorized to sell Lot 15 and the remainder of Lot 16, Block 911, Plan 79-S-43600 by public tender, with a reserve bid of \$385,132.18; and
  - 4) that if no acceptable bids are received, Lot 15 and the remainder of Lot 16, Block 911, Plan 79-S-43600 be added to the miscellaneous properties list for sale, over-the-counter and on a first-come/first-served basis, at the amount of the reserve bid.

*ADOPTED.*

- 7. Request to Option City-Owned Property  
Lot F, Block 243, Plan 83-S-54524  
1735 McKercher Drive  
Taylor Street Community Church  
(File No. CK. 4215-1)**

Report of Land Manager, February 12, 1995:

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"The Taylor Street Community Church has requested an option on Lot F, Block 243, Plan 83-S-52524. This City-owned institutional property is currently for sale, over-the-counter . Until we service more land in the suburban centre at the south-east corner of Boychuk Drive and Taylor Street, this lot is the last parcel of institutional property that the City owns in this area. The servicing of additional institutional land in this area is not expected to proceed for at least another two to three years.

Your staff have been discussing the sale of Lot F to the Taylor Street Community Church for some time. The sale has been delayed by the Church's difficulties in selling its previous property. A buyer appears to have been found; however, the Church would like some additional time to finalize its plans and its financing before purchasing the City-owned parcel. Even though this is the last institutional parcel in the area, your staff has been working with the Church for a considerable period of time and therefore, is recommending that it should be provided with an option on this lot until December 31, 1995.

The following is the pertinent information regarding this lot:

Legal Description: Lot F, Block 243, Plan No. 83-S-54524  
Civic Address: 1735 McKercher Drive  
Selling Price: \$128,754.10 plus G.S.T.  
Size: 0.3480 ha.  
Zoning: M.3A District

City Council's practice has been to provide options on land to non-profit groups for periods of up to five years. The options allow these groups to plan for their future expansions and to raise the necessary funds.

The City's annual option fee is 2% of the lot's selling price, with 50% of the fee being applied towards the purchase price if the option is exercised. The fee is forfeited if the option is not exercised. The selling price is fixed for the time of the option, except that it will be altered by the amount of any approved changes to the prepaid-servicing rates."

- RECOMMENDATION:**
- 1) that an option to purchase Lot F, Block 243, Plan 83-S-54524 be granted to the Taylor Street Community Church;
  - 2) that the option expire on December 31, 1995;
  - 3) that the option fee be \$2,575.08 plus G.S.T., payable in advance;

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- 4) that if the option is exercised, 50% of the option fee be applied to the purchase price;
- 5) that the purchase price be \$128,754.10 plus G.S.T., and that it be increased by any amount by which the prepaid-services levies exceed \$79,122,95; and

- 6) that if the option is exercised:
  - a) this property be sold in accordance with the terms which apply under the City's standard lease-option agreement; and
  - b) that the City Solicitor be requested to prepare, and that His Worship the Mayor and City Clerk be authorized to execute, the necessary documentation for the sale of this property.

*ADOPTED.*

**8. Request to Lease City-Owned Property  
Part of Lot 13, Block 921, Plan 80-S-11044  
143 English Crescent, North Industrial Area  
(File No. CK. 4225-1)**

Report of Land Manager, February 8, 1995:

"Kelsey Trail Trucking has requested to lease a portion of a City-owned industrial lot at 143 English Crescent. Because it requires only enough property to park its trailers, this firm wants to lease that portion of the lot, which is behind its property, to a depth of 80 feet (i.e. 20% of Lot 13).

The particulars of Lot 13 are as follows:

Location:	North Industrial Area
Size:	1.26 acres
Zoning:	ID.4 District
Price:	\$114,591.71

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The City's practice has been to lease industrial land until it can be sold. Leases are normally for a term of one year, at a rate of 7% of the selling price plus the property taxes. When we lease only part of a lot, the lease-rate is raised to include a corresponding portion of the taxes and the property is not placed on the tax roll.

In this instance, no property taxes will be charged and the lease-rate will accordingly be increased to 9% of the value of the property. The lease rate is determined as follows:

Area to be leased (20% of 1.26 acres)	0.25 acre
Price of the area to be leased (20% of \$ 114,591.71)	\$22,918.34
Annual lease-rate (9.0% of \$22,918.34)	\$ 2,062.65

The recommended annual lease-rate of \$2,100.00 is to be paid in monthly instalments of \$175.00, in advance."

- RECOMMENDATION:**
- 1) that the most westerly 80 feet of Lot 13, Block 921, Plan 80-S-11044 be leased to Kelsey Trail Trucking;
  - 2) that the term of the lease be for one year;
  - 3) that the annual lease rate be \$2,100.00, paid in equal monthly instalments and in advance;
  - 4) that the City be responsible for the property taxes; and
  - 5) that the City Solicitor be instructed to prepare, and that His Worship the Mayor and the City Clerk be authorized to execute, the necessary documentation for the lease of this property.

*ADOPTED."*

*Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,*

*THAT the report of the Committee of the Whole be adopted.*

*CARRIED.*

**UNFINISHED BUSINESS**

**6a) Request for Financial Support to Purchase Building  
One-Time Capital Grant  
Saskatoon Women's Resource Centre  
(File No. CK. 1870-1)**

**REPORT OF CITY CLERK:**

"City Council, at its meeting held on February 13, 1995, during consideration of Clause 2, Report No. 3-1995 of the Budget Policy and Planning Committee, resolved that consideration of the following report be deferred for two weeks:

'The attached letter dated December 14, 1994 from Linda Smee, Board of Directors, Saskatoon Women's Resource Centre, was considered by City Council at its meeting held on December 19, 1994 and referred to the Legislation and Finance Committee for a report. The Legislation and Finance then requested the Budget Policy and Planning Committee to review the matter and report to Council.

Your Committee has reviewed the documentation submitted by Ms. Smee, as well as the following additional correspondence, copies of which are attached:

- Michelle Simes, Snow Creek Ministries
- Sherry Buller, Alliance for Life
- Karen Wedel, REAL Women of Canada
- Elaine Webster, Canadian Survivors of Abortion
- Sheila Gillgannon, Judy Heminger, Saskatoon Women's Resource Centre Board

While not of one mind with respect to this request, your Committee is not recommending any funding for the Saskatoon Women's Resource Centre.

**RECOMMENDATION:** that the information be received.'

Attached are copies of the following additional correspondence:

- Letter dated February 12, 1995 from C. Fay Puckett
- Letter dated February 13, 1995 from Alma Wiebe

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- Letter dated February 23, 1995 from June Wagner, Board President and Ruth Pepin, Executive Director, Interval House
- Letter dated February 23, 1995 from Sandra Forsberg
- Letter dated February 21, 1995 from Lisa Cheyne-Zanyk, Member and Heather Pocock, Member, Women's Resource Centre Board."

*Moved by Councillor Waygood, Seconded by Councillor Roe,*

*THAT Ms. Cheyne-Zanyk be heard.*

*CARRIED.*

*Ms. Lisa Cheyne-Zanyk, on behalf of the Saskatoon Women's Resource Centre, highlighted the benefits of having the agencies available in one location, and asked Council to support the proposal in principle.*

*Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,*

- 1) *THAT City Council agree, in principle, to facilitate the concept of a Women's Resource Centre; and*
- 2) *THAT the matter of how the City may support the project, either by a direct grant or other creative means, be referred to the Budget Policy and Planning Committee.*

*YEAS: Councillors Roe, Postlethwaite and Waygood 3*

*NAYS: His Worship the Mayor, Councillors McCann, Langlois, Atchison  
Heidt, Langford and Birkmaier 7*

**ENQUIRIES**

Councillor Heidt  
Caroline Robins School Signage - Westview

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(File No. CK. 6280-1) \_\_\_\_\_

Would the Administration advise on how we can get the proper signage on Byers Crescent to ensure the safety around Caroline Robins School.

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7471**

Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7471, being "*A bylaw of the City of Saskatoon to amend Bylaw No. 7262 entitled, 'A bylaw of The City of Saskatoon to establish a Defined Contribution Pension Plan for seasonal and non-permanent part-time employees of The City of Saskatoon'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Langlois, Seconded by Councillor Roe,

THAT Bylaw No. 7471 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Langlois, Seconded by Councillor McCann,

THAT Council go into Committee of the Whole to consider Bylaw No. 7471.

CARRIED.

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Council went into Committee of the Whole with Councillor Langlois in the Chair.

Committee arose.

Councillor Langlois, Chair of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7471 was considered clause by clause and approved.

Moved by Councillor Langlois, Seconded by Councillor Birkmaier,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT permission be granted to have Bylaw No. 7471 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Langlois, Seconded by Councillor Heidt,

THAT Bylaw No. 7471 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**Bylaw No. 7472**

Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

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THAT permission be granted to introduce Bylaw No. 7472, being "*The Traffic Amendment Bylaw, 1995*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Langlois, Seconded by Councillor Roe,

THAT Bylaw No. 7472 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Langlois, Seconded by Councillor McCann,

THAT Council go into Committee of the Whole to consider Bylaw No. 7472.

CARRIED.

Council went into Committee of the Whole with Councillor Langlois in the Chair.

Committee arose.

Councillor Langlois, Chair of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7472 was considered clause by clause and approved.

Moved by Councillor Langlois, Seconded by Councillor Birkmaier,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT permission be granted to have Bylaw No. 7472 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Langlois, Seconded by Councillor Heidt,

THAT Bylaw No. 7472 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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*Moved by Councillor Langlois,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 11:20 p.m.

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Mayor

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City Clerk